

Ruckersville Area Plan

June 12, 2018



Executive Summary

Economic and housing growth in the Ruckersville area has been largely due to its location at the intersection of U.S. Route 29 and U.S. Route 33. This major crossroads continues to influence the County and its growth patterns, as both routes are heavily used through traffic and commuter corridors within the greater region. Further, Ruckersville continues to develop due to its close proximity to the fast-growing communities in Albemarle and Charlottesville. Ruckersville residents have easy access to jobs and services located in the Hollymead Town Center, Stonefield, the City of Charlottesville and the University of Virginia, while avoiding a comparatively higher cost of living associated with Charlottesville and Albemarle. These factors result in a land use pattern that is dominated by highway-oriented commercial businesses surrounded by low-density residential development.

To confront Ruckersville's opportunities and threats, Greene County decided to pursue a Small Area Plan for its fastest growing area, as a subsection of the County's Comprehensive Plan. To develop this plan, the County and its project team developed a planning process founded on extensive community input, to ensure that the final plan was representative of the residents and businesses of Ruckersville. This community-driven planning approach included:

- Three public open houses, convened at key decision points in the planning process,
- Six meetings of a Ruckersville Advisory Panel,
- A surveying effort that reported over 450 responses,
- Online comments, and
- Other interactions with local businesses and residents

The Ruckersville Area Plan is a ten-year to-do list for Greene County officials and the Ruckersville community, including residents and businesses. As such, this living document should be regularly reviewed and updated, as items are completed. The Ruckersville Advisory Group will be responsible for ensuring

accountability, by tracking progress on recommendations and following up with responsible parties. The Ruckersville Advisory Group should conduct an annual review of the recommendations, requesting that the County's Planning Department (the point of contact for the Ruckersville Area Plan) submit any amendments or updates to the Board of Supervisors.

Development of the Ruckersville Area Plan is just the beginning to the overall effort. While the planning process is a critical step, it only makes up a small fraction of work to be done for the next ten years. For this planning process to have value, the County and Ruckersville community must be committed to a long-term and sustained process that includes public and private stakeholders.

Acknowledgements

This area plan was initiated by Greene County. While the Thomas Jefferson Planning District Commission facilitated this study, several other groups, especially the Ruckersville Advisory Panel, played a significant role in conducting this planning effort. The TJPDC would like to thank those who contributed their time, resources, and creativity to this process. The names and titles of those that participated throughout this process and served on the advisory panel can be found to the right.

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INTRODUCTION



PURPOSE

Development of the Ruckersville Area Plan is just the beginning to the overall effort. This document serves as a plan, or to-do list, for moving forward with the various efforts, listed below. While the planning process is a critical step, it only makes up a small fraction of work to be done for the next ten years. For this planning process to have value, the County and Ruckersville community must be committed to a long-term and sustained process that includes public and private stakeholders.

FUNCTION OF THE PLAN

The Ruckersville Area Plan is a ten-year to-do list for Greene County officials and the Ruckersville community, including residents and businesses. As such, this living document should be regularly reviewed and updated as items are completed. The Ruckersville Advisory Group, detailed in the recommendations section under C-9, will be responsible for ensuring accountability, by tracking progress on recommendations and following up with responsible parties. The Ruckersville Advisory Group should conduct an annual review of the recommendations, requesting that the County's Planning Department (the point of contact for the Ruckersville Area Plan) submit any amendments or updates to the Board of Supervisors.

BACKGROUND

The 2016 Greene County Comprehensive Plan identified a need to conduct this small area plan due to increasing concerns with traffic, especially along U.S. Route 29, and increasing development pressures as the Ruckersville area absorbs more of Greene's commercial and residential growth. Further, the community expressed a desire to transform Ruckersville into a community-focused destination with a sense of place.

The resulting Ruckersville Area Plan is a community-based and community-focused plan built around addressing the current and future needs and desires of the Ruckersville community. The plan uses a ten-year planning timeframe

and focuses on providing policy makers, local government officials, residents and the business community with a set of actionable recommendations. Recommendations included in Chapter 4 are developed from extensive public input and coordination with the work of the Ruckersville Advisory Panel.

PLANNING PROCESS

Advisory Panel

The Ruckersville Advisory Panel, consisting of members selected by Greene County's Planning Staff, helped guide the Ruckersville planning process. Panel membership included: Ruckersville residents, business owners, local government staff, elected officials, planning commissioners, VDOT staff, and other subject matter experts. The Advisory Panel acted as the plan's eyes and ears and provided guidance and insight to the planning team. The Advisory Panel met monthly for the duration of the planning process and discussed various planning topics at each meeting. A summary of each meeting is provided below:

- **Meeting #1 – September 8, 2017:** Planning process and background
- **Meeting #2 – October 13, 2017:** Public feedback
- **Meeting #3 – November 15, 2017:** Scenario Planning
- **Meeting #4 – January 22, 2018:** Visual preference survey results
- **Meeting #5 – February 16, 2018:** Plan outline and draft recommendations
- **Meeting #6 – March 16, 2018:** Final recommendations and results of the zoning audit

Planning Team

A separate planning team acted as project leads for Greene County, shepherding the process and providing technical guidance. This team included staff from the Greene County Planning Department, as well as the Tourism and Economic Development Department. The Thomas Jefferson Planning District Commission

(TJPDC) supported County staff, per the project contract.

Community Engagement

To ensure that the Ruckersville Area Plan reflected the Ruckersville community, the Planning Team deployed a community-driven planning process that included extensive public outreach and engagement. To ensure continued communication with the public at large, the planning process relied on the expertise of the Advisory Panel. Three public open houses featured presentations, interactive displays and contact with the Planning Team. Additional public outreach included a community-wide survey, sent to Ruckersville area residents and businesses.

Community Survey

The Planning Team circulated an extensive community survey early in the planning process. The survey was available online and in paper form and ran from September 2017 to October 2017. Responses totaled more than 450, with over 500 individual comments. The survey consisted of 14 preference type questions with space provided for narrative answers. Staff analyzed the survey results, which served as the foundation for the plan vision statement, goals and the plan recommendations. A detailed discussion of plan recommendations is included in Chapter 4. A copy of the survey summary report is included in the Appendix.

Open House Events

The Ruckersville planning process included three public open house events. The Planning Team scheduled these events around key decision points in the process. The open house events provided a way to achieve community buy-in, allowing residents and businesses to help direct the planning process.

- **Open House #1 - October 3, 2017:** Existing conditions
- **Open House #2 - December 6, 2017:** Conceptual framework and visual preference survey

- **Open House #3 - March 29, 2017:** Review of recommendations

Public Hearings and Work Sessions

The Greene County Planning Commission held a work session on April 18, 2018, to review the plan recommendations and provide final guidance on the planning document. On May 16, the Commission held a public hearing. The Greene County Board of Supervisors held their public hearing on June 12.

Summary of Recommendations

Based on public outreach and the overall planning process, the TJPDC and Advisory Panel assembled 26 recommendations. Refer to Chapter 4 for more detail on these items.

Key to Recommendations Table:

	Community
	Economic Development
	Infrastructure
	Land Use
	Transportation

Key to Recommendations Timeline:

- [I] Immediate
- [S-T] Short-Term
- [L-T] Long-Range

Recommendation	ID	Timeline
Disrepair Remediation	C-1	I
Marketing and Branding for Recreation Opportunities	C-2	S-T
Community Center	C-3	L-R
Streetscape and Beautification Plan	C-4	S-T
Community Events	C-5	S-T
Housing Partnerships	C-6	S-T
Medical Services	C-7	L-R
Additional Parkland	C-8	I
Ruckersville Advisory Group	C-9	S-T
Citizens Academy	C-10	S-T
Business-Ready Sites	ED-1	S-T
Regional CEDS Plan	ED-2	S-T
Business Recruitment	ED-3	S-T
Audit of Commercial and Industrial Zoning Districts	ED-4	S-T
Tourism and Visitation	ED-5	I
Continue Greene County Broadband Initiative	I-1	S-T
Continue Water and Sewer Audit	I-2	S-T
Develop a Common Vision with Utility Providers	I-3	S-T
Comprehensive Zoning Audit (zoning text amendments)	LU-1	S-T
Targeted Zoning Map Amendments	LU-2	I
Open Space Requirements	LU-3	S-T
Route 29 Median	T-1	S-T
Operational Improvements	T-2	I
Develop Bike and Pedestrian Recommendations	T-3	S-T
Road Network	T-4	L-R
Access Management	T-5	L-R

EXISTING CONDITIONS



INTRODUCTION ON EXISTING CONDITIONS

For a planning process to be successful, there must be a clear understanding of the unique conditions that exist in the study area. The Planning Team reviewed various sources of information to develop an existing conditions assessment. Sources included relevant planning documents, existing and forecasted demographic trends, transportation facilities and data, land use, zoning and environmental constraints, historic assets, and economic indicators. The Planning Team reviewed the 2016 Greene County Comprehensive Plan, the Water Supply Plan for the Rapidan Service Authority, the 2009 Greene County Multimodal Corridor Study, the 2035 Rural Long-Range Transportation Plan, and the 2008 Greene County Park Master Plan.

DEMOGRAPHICS

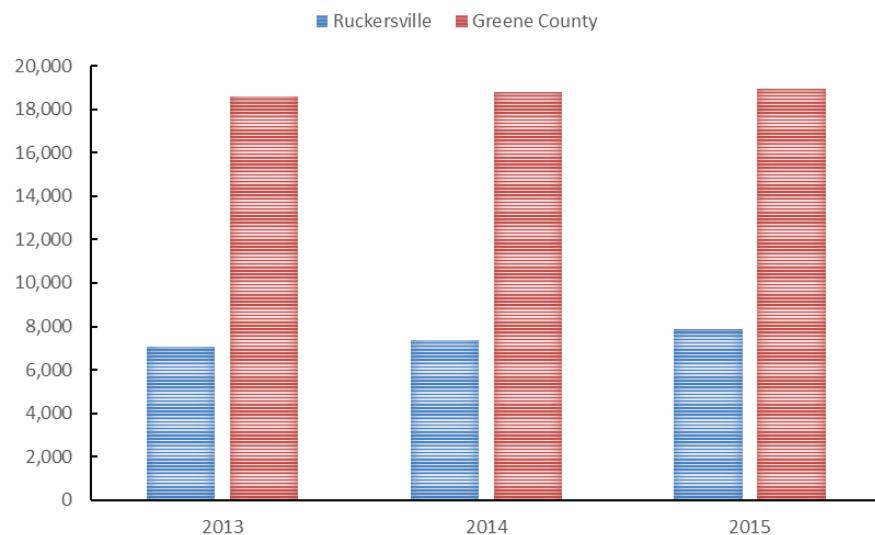
The TJPDC conducted a review of all available demographic data and trends available for the Ruckersville area. This included reviewing the latest demographic data from the U.S Census American Community Survey, the Bureau of Labor Statistics, Weldon Cooper Center for Public Service population projections, and other state and regional data sources. Results of the analyses helped shape the planning effort and recommendations included in Chapter 4.

Population and Age

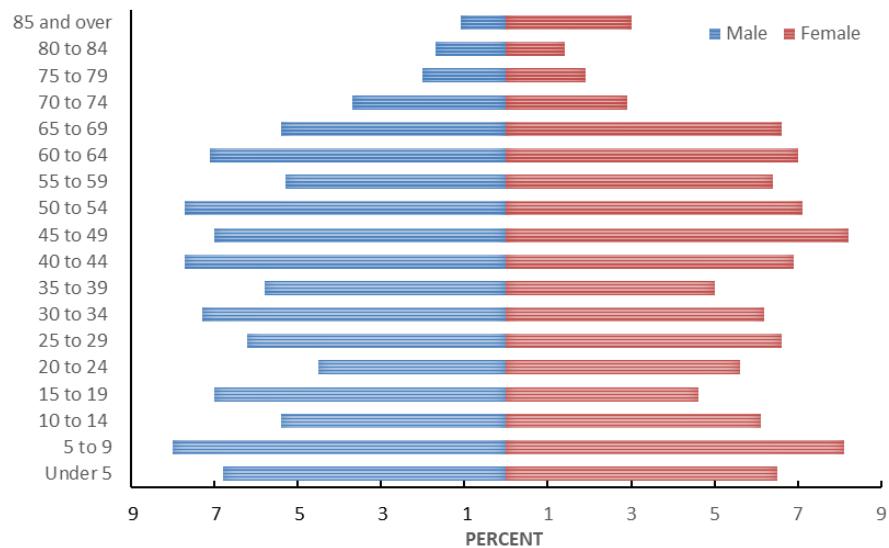
The total population in Greene County has been steadily increasing since 2000. There has been a 19% increase in the decade between 2000 and 2010. Since 2009, the population is increasing on average by 1% each year. Population projections from the Weldon Cooper Center for Public Service show that by 2040, Greene County should expect a total population of 26,596, which is a 29% increase compared with the 2015 population estimate.

Two particular age groups, 'Youth' defined by a population age group of 20 to 35 years, and the 'Elderly', aged 65 years and over, had different patterns of change over the past few years. The youth population has not experienced major changes until 2014,

TOTAL POPULATION IN THE RUCKERSVILLE AREA



GREENE COUNTY POPULATION PYRAMID



with a 6.5% increase from 2013. The elderly population, instead has been increasing steadily by an average of 6% each year.

The Ruckersville area, defined by three block groups, accounts for nearly 40% of Greene County's population. In recent years, the total population in the Ruckersville area increased at a faster pace compared with the county, marking a 4.3% and 7.1% increase in 2014 and 2015 than in previous years.

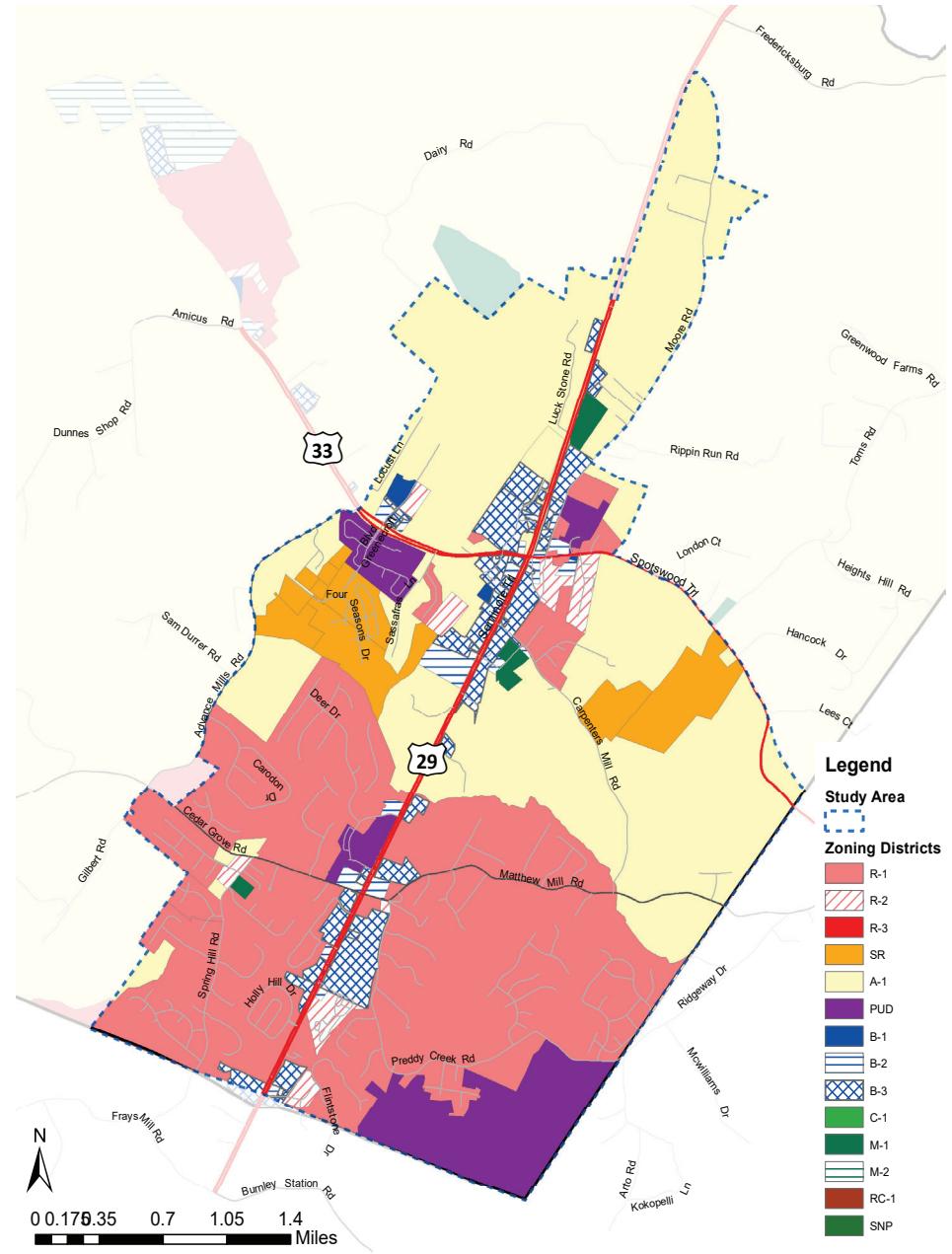
Zoning Audit

The TJPDC conducted a code audit, to provide an overview of Greene County's Zoning Code as it applies to the Ruckersville study area. This audit does not represent a thorough analysis of all code sections but identifies areas for further study. The code audit should serve as a resource for developing a scope of work for recommendation LU-1: Comprehensive Zoning Audit, which includes recommendations ED-4 and LU-3. The outcomes of those efforts will serve as a detailed plan for amending the code, as needed.

Zoning Description	Acreage	% of Total
A-1	2,895.7	41.0
B-1	14.9	0.2
B-2	86.3	1.2
B-3	350.5	5.0
M-1	41.6	0.6
PUD	510.3	7.2
R-1	2,653.1	37.5
R-2	126.7	1.8
SR	391.1	5.5

Local Policies

The Comprehensive Plan is a locality's primary policy document, helping to guide decisions with land use laws, capital investments and other initiatives. The Greene County Comprehensive



Plan identified a series of growth areas around the Town of Stanardsville and the Communities of Ruckersville and Corner Store. Of the County's growth areas, the Comprehensive Plan identifies these locations as focus areas for future growth, with mixed-use village centers surrounded by a mix of suburban residential, and industrial and mixed-use residential uses. The Ruckersville Plan supports these land use policies and provides guidance on how best to meet the community's desires.



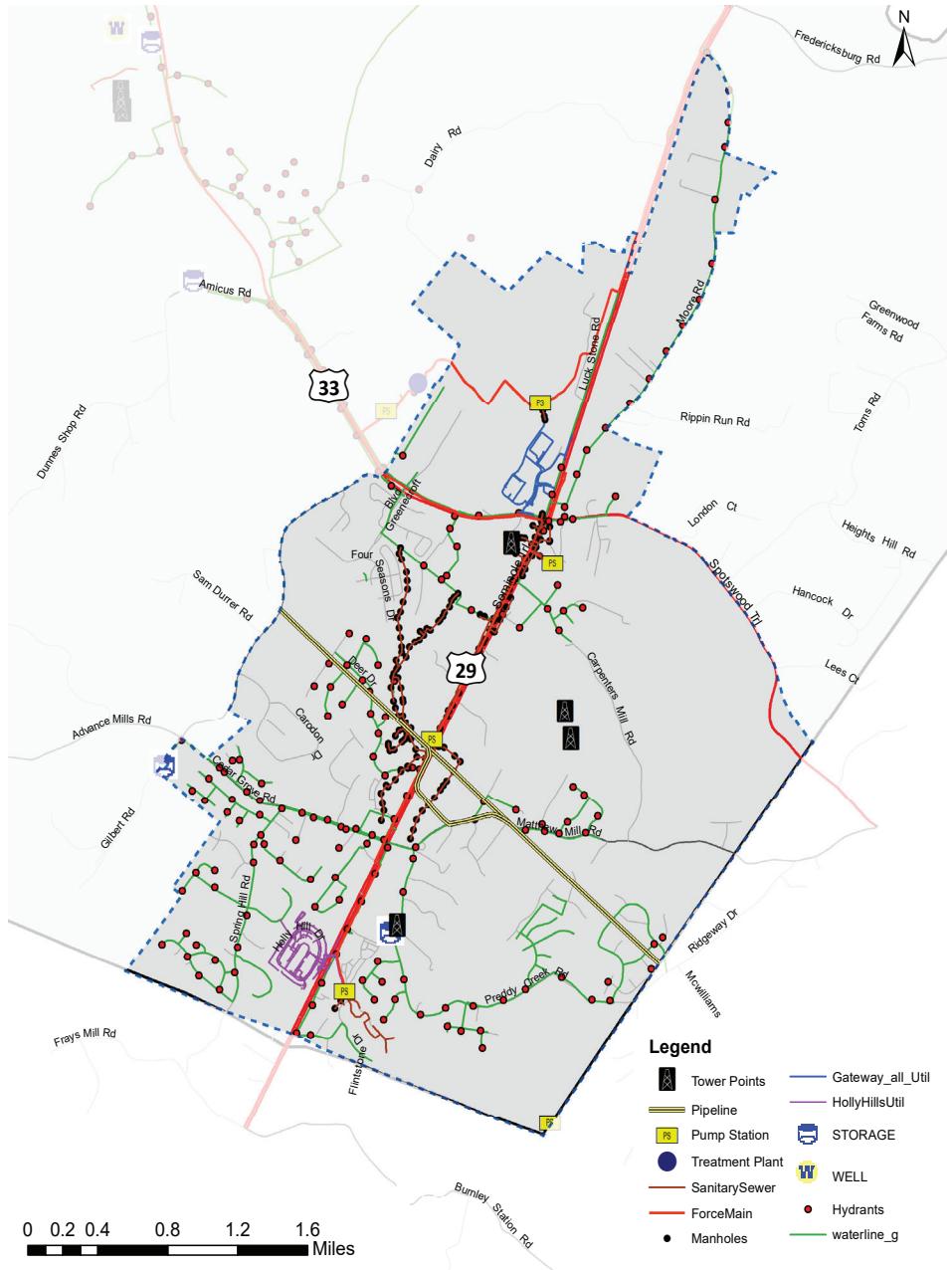
Photo: Communications/Electrical Tower

Utilities

Public utilities are key services provided by government and utility companies and made available to residents. The Ruckersville plan includes an analysis of public sewer and water service. TJPDC worked with the Rapidan Service authority to collect and update maps of the sewer and water service area in Ruckersville. Additional analyses included an assessment of broadband availability and cellular communication tower locations.

Transportation

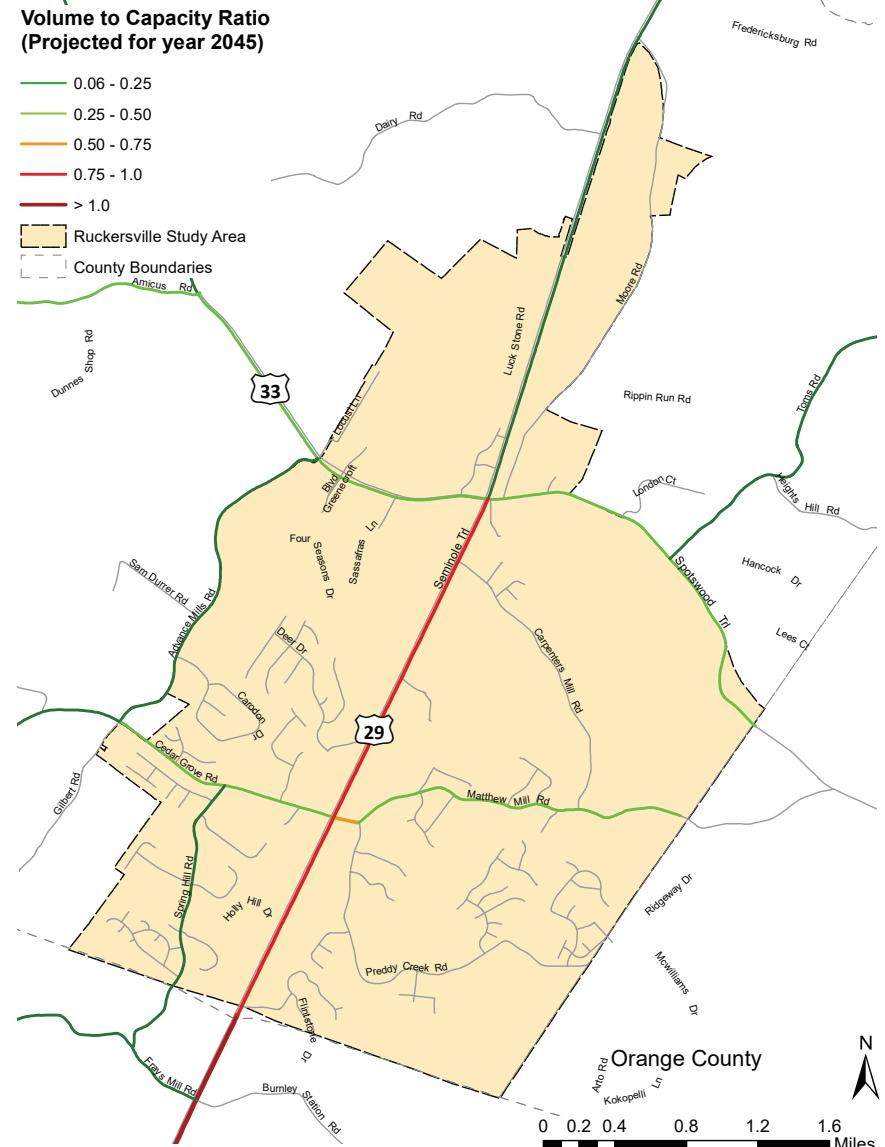
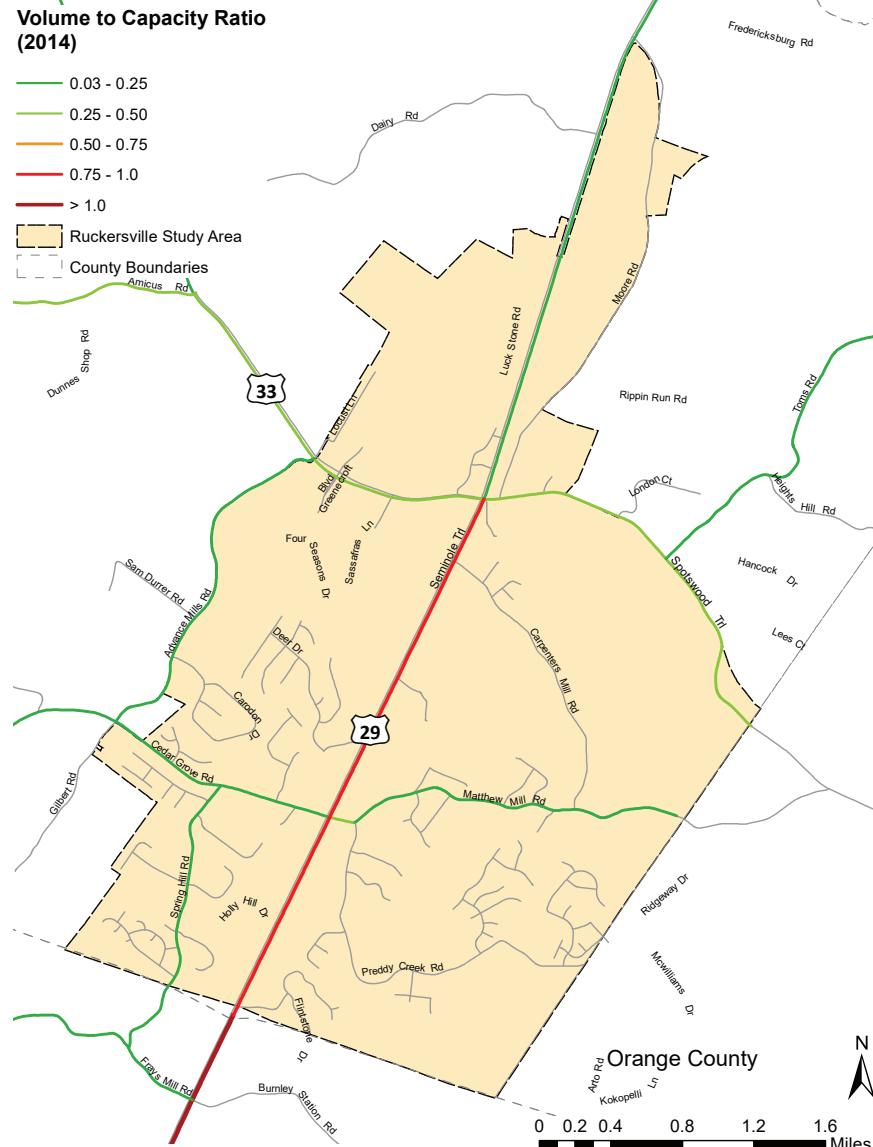
With the assistance of VDOT, the TJPDC and County staff reviewed transportation conditions in the Ruckersville area. The condition analyses provided the foundation for the transportation related recommendations included in Chapter 4. Key transportation factors include congestion (measured using volume to capacity ratio), safety measured using crash data analyses, a sign inventory, and the percentage of heavy vehicles using the US 29 & 33 corridors (large trucks and busses).



Volume to Capacity Ratio

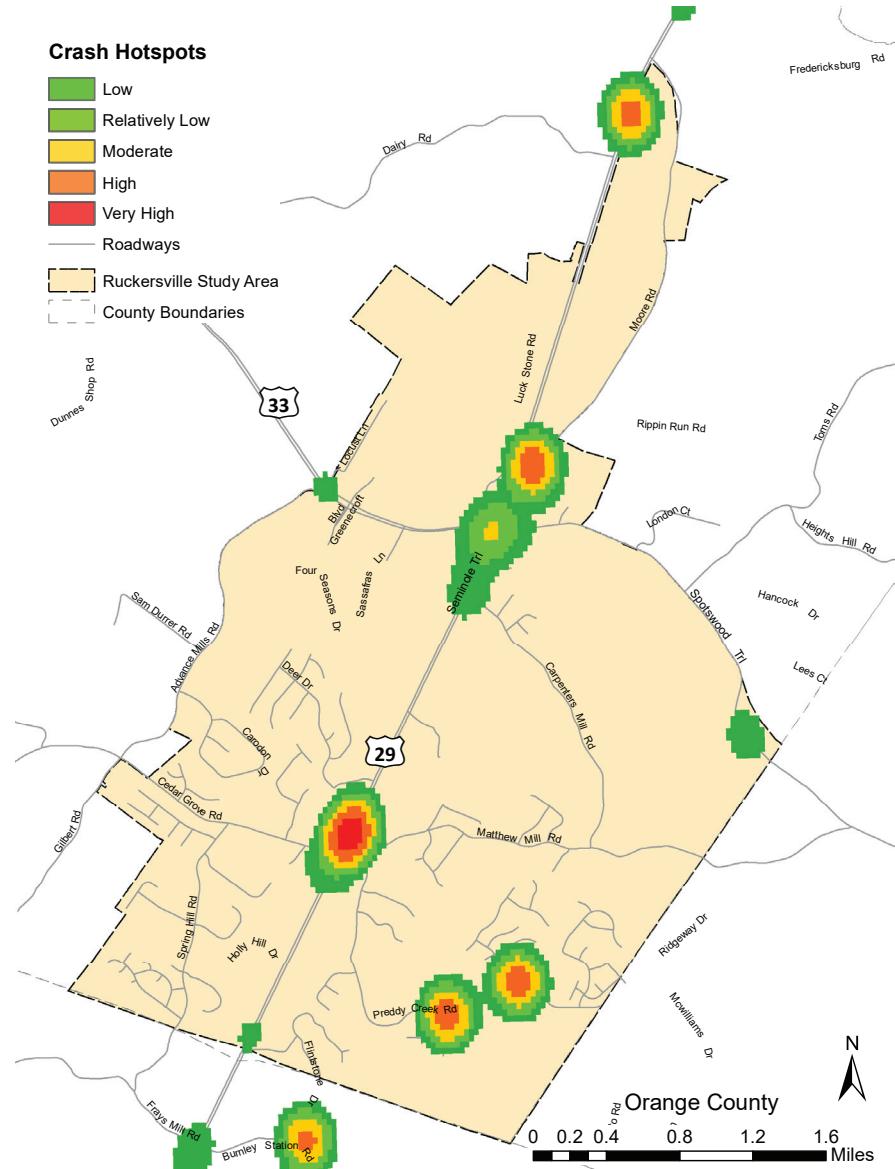
Volume to capacity ratio measures a roadway's actual ability to accommodate traffic in relation to what the roadway was designed to handle. Dividing road segments' volume by its capacity results in its V/C ratio. A V/C ratio greater than or equal to 1 represents a segment that is operating over its intended capacity, resulting in significant traffic delays. The map below

shows 2014 V/C ratios, with portions of US 29 south of the 29 and 33 intersection at or near capacity. The projected V/C ratio map below uses model assumptions to predict future changes in V/C ratios based on population projections. The vast majority of road segments in the study area remain close to their 2014 values, however, one segment along Matthew Mill Road does show an increase.



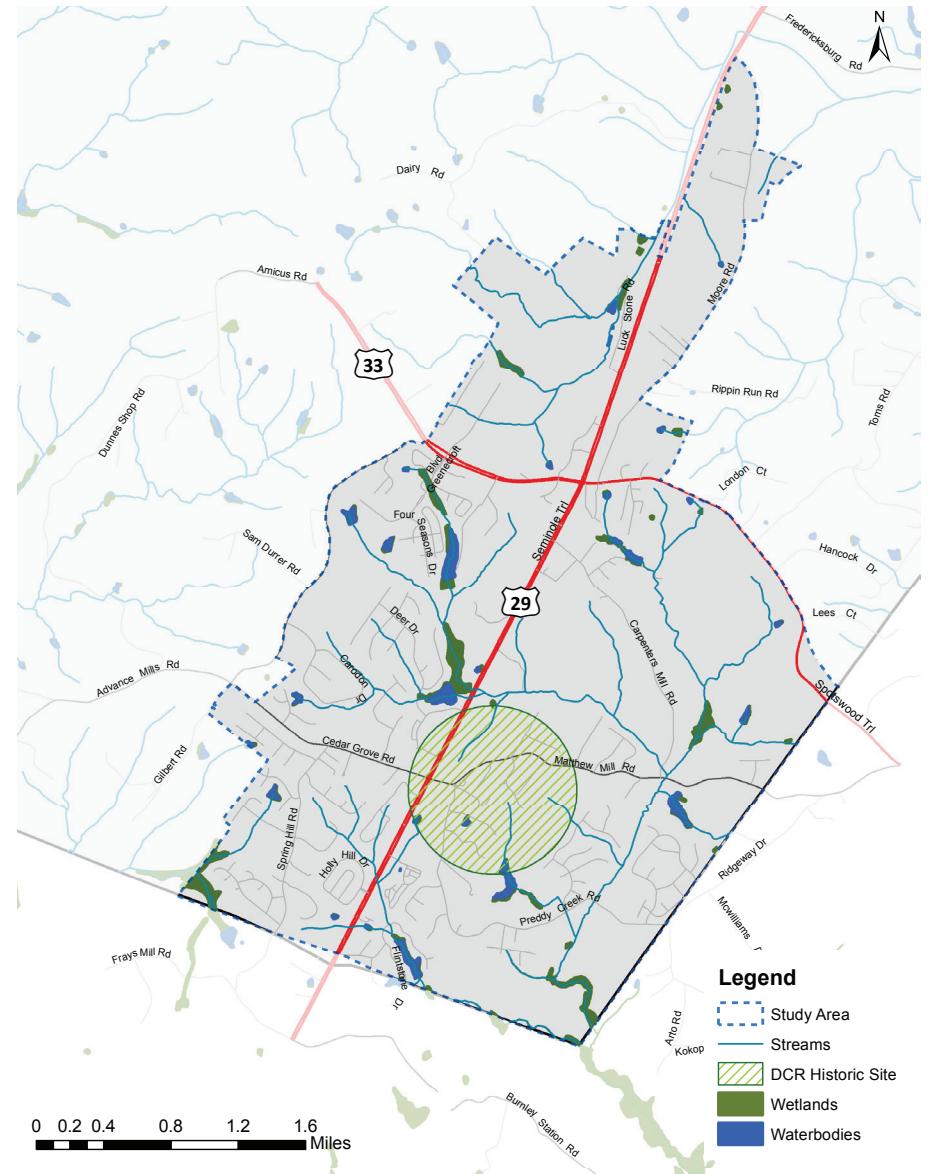
Crash Hot Spots 2011-2017

The Virginia Department of Transportation (VDOT) collects and provides data regarding vehicle crash locations and severity. The crash hotspots map below was created using VDOT vehicle crash data from the years 2011-2017. Areas with a high frequency of crashes and high severity are identified by the red and orange colors on the heat map.



Environmental Resources

The TJPDC reviewed all available environmental data for the Ruckersville area. The review included mapping sensitive habitat areas, steep slopes (slopes over 25% grade), wetlands, floodplains, and natural land cover. Staff also reviewed cultural and historic resource data provided by the Virginia Department of Historic Resources.



VISIONING



Plan Vision Statement

The mission for Greene County and the Ruckersville Advisory Group is to foster a Ruckersville that will:

"Support diverse employment and housing opportunities, so that residents can live, work and shop in Ruckersville; and, attract visitors and new investment in the local economy."

This mission will be accomplished with a vision, to:

"Create a sense of place through continued citizen-driven processes that aim to bring a holistic approach to improving, shaping and investing in a better Ruckersville."

GOALS, OBJECTIVES, AND RECOMMENDATIONS

The goals and objectives fall under the mission and vision statements, as ways to bring additional detail on how to shape Ruckersville's future. As a SMART document, all goals and recommendations must be tied to a recommendation or action item. Those recommendations have subsequent sub-tasks, as laid out in Chapter 4.

Transportation

Goal A: Enhance efficiency of the existing transportation network.

Objective A-1: Facilitate improvements for internal circulation and movement through the US-29 and US-33 corridors

Recommendation T-2: Operational Improvements
Recommendation T-4: Road Network

Objective A-2: Improve access.

Recommendation T-5: Access Management

Goal B: Improve safety of the transportation network for all users.

Objective B-1: Bike and Pedestrian

Recommendation T-3: Develop Bike and Pedestrian Recommendations

Recommendation T-5: Access Management

Infrastructure

Goal C: Improve fast and reliable internet service throughout the Ruckersville Area

Objective C-1: Improve access to reliable and affordable broadband services

Recommendation I-1: Continue Greene County Broadband Initiative

Recommendation I-3: Develop a Common Vision with Utility Providers

Objective C-2: Improve wireless coverage and network capacity

Recommendation I-1: Continue Greene County Broadband Initiative

Goal D: Foster safe and reliable utility services, based on community needs and demand.

Objective D-1: Support expansion and increased reliability of the drinking and wastewater system

Recommendation I-2: Continue Water and Sewer Audit

Objective D-2: Enhance communication among utility service providers and the locality.

Recommendation I-3: Develop a Common Vision with Utility Providers

Land Use

Goal E: Make necessary recommendations to achieve the plan vision.

Objective E-1: Further understand current and future land use patterns, to guide decisions

Recommendation LU-1: Comprehensive Zoning Audit (zoning text amendments)

Recommendation LU-3: Open Space Requirements

Recommendation ED-4: Audit of Commercial and Industrial Zoning Districts

Goal F: Accommodate appropriate and strategic residential and economic growth.

Objective F-1: Make recommendations through code reviews and audit.

Recommendation LU-1: Comprehensive Zoning Audit (zoning text amendments)

Recommendation LU-2: Targeted Zoning Map Amendments

Recommendation ED-4: Audit of Commercial and Industrial Zoning Districts

Economic Development

Goal G: Increase Ruckersville's unique sense of place.

Objective G-1: Take actions to enhance Ruckersville as

a destination for residents and visitors alike.

Recommendation C-1: Disrepair Remediation

Recommendation C-2: Marketing and Branding for Recreation Opportunities Recommendation

Recommendation C-3: Community Center

Recommendation C-4: Streetscape and Beautification Plan

Recommendation C-5: Community Events

Recommendation C-7: Medical Services

Recommendation C-8: Additional Parkland

Recommendation T-1: Route 29 Median

Goal H: Grow the local economy by attracting new and expanding existing business opportunities.

Objective H-1: Support existing businesses

Recommendation ED-4: Audit of Commercial and Industrial Zoning Districts

Recommendation ED-5: Tourism and Visitation

Objective H-1: Attract new business opportunities

Recommendation ED-1: Business-Ready Sites

Recommendation ED-2: Regional CEDS Plan

SWOT Analysis

A SWOT analysis is a frequently used planning tool to assess a community's major strengths, weaknesses, opportunities, and threats. This analysis was used to help identify and build a list of local action items and priorities, to create and inform the plan's recommendations, refer to Chapter 4. This section helps to identify ways to build on strengths, overcome weaknesses, take advantage of opportunities, and, avoid potential threats.

Strengths

Strengths are existing features, amenities, and characteristics that lead to a community's success. These include intangible attributes as well as physical assets. Successful communities reinforce, protect, and build on their strengths. Through the community survey and the three public open houses, many residents expressed that one of Ruckersville's major strengths was its location at an important crossroads. U.S. 29 averages 31,000 trips per day, whereas U.S. 33 averages 20,000 trips per day (VDOT 2017). Additional strengths included:

- Proximity to Charlottesville
- Relative affordable cost of living
- Quality of schools
- Available vacant land for development
- Visibility

Weaknesses

Weaknesses are existing features, conditions or problems that hinder a community from realizing its goals. A community should consider ways to address or overcome these obstacles. Through the community survey and the public open house, many residents expressed that Ruckersville's weaknesses include:

- Existing visual clutter
- Blight
- Traffic congestion
- Crossovers on U.S. 29
- Lack of diverse shopping, dining, and entertainment destinations
- Lack of a sense of place or central place to gather

Opportunities

Opportunities, unlike strengths and weaknesses, are more forward-looking and deal with larger forces. These are future prospects that could help a community realize its goals. A community should consider ways to strategically

take advantage of these opportunities. Many of the public comments received expressed optimism and highlighted opportunities for what the Ruckersville Area could build on or become in the future. Opportunities included:

- Location and proximity to Shenandoah National Park
- Available undeveloped properties
- Room to grow
- Affordability of property
- Volume of traffic passing through the corridor

Threats

Threats, like opportunities, are more forward-looking than strengths and weaknesses. These future challenges could hinder the community from realizing its goals. A community should consider ways to avoid or mitigate threats. Threats include:

- Increased traffic
- Disrepair and blight
- Greater development pressure
- Too much growth too quickly

Scenario Planning

The Planning Team used a scenario planning approach to bring all public engagement and recommendations together, through several maps. Scenario planning involved consideration of existing conditions, community input, and survey results to develop a future vision for the Ruckersville area. The Advisory Panel conducted the exercise, as the public vetted the final maps at the second public open house.

NOTE: The scenario plans do not function as land use laws. These maps are intended to provide detail to the Comprehensive Plan's growth area designation for the Ruckersville Study area. The scenarios serve as a general concept that is not parcel specific.

RECOMMENDATIONS



Introduction to Recommendations

This section details the recommendations from the Ruckersville Area Planning effort, which spans a ten-year period. The planning effort is just the beginning to creating the community that Ruckersville residents and businesses want to create.

Purpose

The purpose of this section is to provide a SMART approach to the Ruckersville Area, with recommendations that are:

- Specific
- Measurable
- Achievable
- Realistic
- Timely

There should be at least one annual meeting between County staff, local businesses and Ruckersville residents, in order to measure progress on the following actions. Progress will only be possible with enforcement and commitment from all parties.

Overview

There are 24 recommendations as part of the Ruckersville Area Planning Effort. Each recommendation is detailed in an info-box. This allows the reader to view all relevant information in an easily referenced table. Each info-box has 14 boxes of information.

Recommendation

A short and concise project title helps to identify the recommendation.

ID

The project ID is an easily referenced code for meetings and discussions. This allows County staff, local officials, business owners and Ruckersville residents to quickly identify project recommendations. The recommendation ID does not imply priorities.

Category

Recommendations are assigned to one of the following categories, even though some recommendations could serve multiple categories. In this document, recommendations are ordered by these groups:

1. Community
2. Economic Development
3. Infrastructure
4. Land Use
5. Transportation

Type

There are five types of recommendations:

- **Initiatives:** A one-time effort, receiving funding and other resources
- **Programs:** A recurring effort, receiving annual funding and resources
- **Capital Improvements:** A physical improvement, funding by either local or state funding
- **Codes and Ordinances:** Legal changes to the County Code
- **Policy:** Changes in local policies, through official action

Description

This box includes a brief description of the recommendation, providing a general overview of important points.

Outcomes

Outcomes are the end deliverables or intended final result of a recommendation.

Point of Contact

This is the one point of contact for the identified recommendation. While many departments, groups or individuals may be involved in a recommendation,

there is one point of contact. The point of contact is accountable for following up on deliverables and ensuring that the recommendation is moving forward on schedule.

Partner

Partners are contributors to delivering a recommendation. These individuals or groups take direction from the point of contact.

Priority/Timeline

This item identifies the general priority of the recommendation: Immediate (years 2018 – 2020), Short-Term (years 2021 – 2024), and Long-Range (years 2025 – 2028). It also includes a more specific timeline for delivery, identifying the year of completing the recommendation. As this planning effort has a ten-year planning horizon, years include 2018 through 2028.

Justification

This item provides justification or reasoning for the priority/timeline. Justifications include:

- **Build Momentum** – for projects that are relatively easy to implement and would help build momentum for the overall effort
- **Immediate Need** – for recommendations that must meet a high priority need of the community.
- **Logistical Barriers** – for high priority projects that cannot be quickly implemented because of some logistical challenge
- **Lower Priority** – for recommendations that are important to the community but a lower overall priority

Steps

Any recommendation includes a series of specific steps. This box includes a more detailed outline of how a recommendation will be implemented. Steps may include a more detailed break-down of the timeline, listing specific dates for completing sub-tasks.

Sources

Each recommendation arose from one or multiple sources, including:

1. Survey responses
2. Open House comments
3. Goals
4. Greene County's Comprehensive Plan
5. Other adopted plans
6. Staff assessments
7. The Ruckersville Advisory Panel

Budget

The budget section provides preliminary estimates for implementing recommendations. Estimates are based on general assumptions, as opposed to detailed project scopes, and are not to be referenced as final project costs. Estimates do not include hourly costs for County staff or volunteer time. Most recommendations have a budget of TBD.

Notes

The Notes box includes other general comments and information, as needed. Items listed with an * are further detailed in the Notes section.

Overview of Recommendations

An overview of recommendations for the five categories can be found on the following page.

Community Recommendations

The Community category includes recommendations that address general community needs. While some info-boxes could be included in other categories, such as Land Use, these recommendations primarily address needs for beautification, community events, parks or other community development functions. Several recommendations require creation of new groups and committees. Getting interest and sustaining this community involvement for ten years will be a great challenge. This will require significant effort from the Ruckersville Advisory Group (C-9), a key component to implementing these recommendations.

Economic Development Recommendations

Throughout the planning processes, public comments related to economic development were prominent in survey responses and open house events. These comments consisted of desires for job creation, along with new dining and shopping options. There are five recommendations related to economic development, mostly with immediate timelines.

Infrastructure Recommendations

There are two recommendations related to infrastructure. Both involve existing efforts that are already underway but would influence the Ruckersville project area.

Land Use Recommendations

The Land Use section involves local zoning and subdivision ordinances.

Transportation Recommendations

Transportation is inherently a long-range field. Considerable time is needed to evaluate transportation needs, secure funding, and continue through the construction process. Consequently, this category has more short-term and long-range timelines. These recommendations will supply guidance to Smart Scale applications, on a biennial basis.



Photo: Median Plantings



Photo: October Open House

Recommendation	ID	Timeline
Disrepair Remediation	C-1	Short-Term
Marketing and Branding for Recreation Opportunities	C-2	Immediate
Community Center	C-3	Long-Range
Streetscape and Beautification Plan	C-4	Immediate
Community Events	C-5	Immediate
Housing Partnerships	C-6	Immediate
Medical Services	C-7	Long-Range
Additional Parkland	C-8	Short-Term
Ruckersville Advisory Group	C-9	Immediate
Citizens Academy	C-10	Immediate

Recommendation:	Disrepair Remediation	ID:	C-1
Category:	Community	Type:	Initiative Capital Improvements Program
Description:	Work with businesses and property owners to identify and remediate properties in disrepair. This includes development of strategies for removing or renovating blighted structures.		
Outcomes:	Safety Economic Development		
Point of Contact:	Planning Department	Partners:	Economic Development & Tourism Property Owners
Priority/Timeline:	Short-Term (2024)*	Justification:	Logistical Barriers
Steps:	<ol style="list-style-type: none"> Identify properties in disrepair (2018) Research state programs that help assist property and business owners with property maintenance (2018) Develop a document that outlines strategies for remediating disrepair (2019) As needed, identify funds for remediation of properties in disrepair (2020 through 2024) 		
Sources:	Survey Open House	Budget:	TBD
Notes*:	Delivery is short-term, but there are more immediate steps to begin this process. A realistic expectation is that not all properties in disrepair will be addressed. A measurable goal is to have at least 50% of identified properties remediated by 2024. The intersection project at US 29 and 33 will already address several properties in disrepair, with removal of structures.		

Recommendation:	Marketing and Branding for Recreation Opportunities		ID:	C-2
Category:	Community		Type:	Initiative Program
Description:	Develop marketing and communication strategies for existing programs within the County's Parks and Recreation office, as well as other leagues and organized sports opportunities. An established public/private group will assemble to identify joint opportunities between the County and private sports leagues/businesses.			
Outcomes:	Marketing and Communications Plan Public/Private Partnerships			
Point of Contact:	Parks & Recreation Department	Partners:	County Administrator's Office Local Businesses Existing Sports Leagues	
Priority/Timeline:	Immediate (2019)	Justification:	Build Momentum	
Steps:	<ol style="list-style-type: none"> 1. Assemble a group of County officials, local sports leagues and sport-related businesses (2018) 2. Have this group assemble a report on all existing sports and recreational activities and marketing efforts (2019) 3. Identify opportunities for public/private cooperation and make a report to the Board of Supervisors (2019) 4. Invest in a continuing program to market existing opportunities and create new recreational programs for residents of all ages, particularly for children and teens (2019) 			
Sources:	Comprehensive Plan Survey Goal	Budget:	TBD*	
Notes*:	Recommendation costs will be determined in step #4. Steps 1 through 3 will rely on County staff and volunteer time from attending meetings.			

Recommendation:	Community Center	ID:	C-3
Category:	Community	Type:	Capital Improvements
Description:	Implement phase I and II of the 2008 Greene County Park Master Plan, with construction of the Community Center, pools, tennis courts, basketball courts, and other amenities. Also explore additional parkland in Ruckersville.		
Outcomes:	Recreational Opportunities		
Point of Contact:	Parks & Recreation Department	Partners:	County Administrator's Office Board of Supervisors
Priority/Timeline:	Long-Range (2028)	Justification:	Logistical Barriers
Steps:	<ol style="list-style-type: none"> 1. Include costs for preliminary steps in the annual Capital Improvements Program 2. Identify potential funding opportunities and partnerships for implementing the Master Plan recommendations 3. Secure architects and engineers for developing a preliminary engineering report and other preliminary costs 4. Secure final costs estimate and designs for park improvements 5. Include final costs in the Capital Improvements Program 6. Begin final permitting and construction of park improvements 		
Sources:	Comprehensive Plan 2008 Greene County Park Master Plan Survey Goal	Budget:	TBD
Notes*:	This is one of the most expensive project recommendations in the listing. Due to funding challenges, this project is identified as a long-range recommendation, although the community identified these improvements as high priorities.		

Recommendation:	Streetscape and Beautification Plan		ID:	C-4
Category:	Community		Type:	Initiative
Description:	Develop a plan to beautify the US 29 corridor in the Ruckersville area, with improved landscaping, new curbs and gutters, consolidation of excessive road signs and consideraion of design guidelines			
Outcomes:	Beautification			
Point of Contact:	Planning Department	Partners:	Ruckersville Advisory Group Public Works Department Planning Commission Economic Development & Tourism	
Priority/Timeline:	Immediate (2018-2020)	Justification:	Immediate Need	
Steps:	<ol style="list-style-type: none"> 1. Conduct a meeting of the Ruckersville Advisory Group, to discuss beautification needs in the US 29 corridor (2018) 2. Have the planning department prepare a scope of work for developing a Beautification Plan, to be presented to the Board of Supervisors (2019) 3. Hold a Board work session on enforcement of existing sign regulations (2019) 4. If granted funding, prepare an RFP for development of the plan (2019) 5. Select a consultant for delivering the work, with the Planning Department managing the process 6. Facilitate final delivery of the Beautification Plan (2020) 			
Sources:	Survey Open House Open House Project Team Goal	Budget:	TBD	

Recommendation:	Community Events	ID:	C-5
Category:	Community	Type:	Program
Description:	Conduct an overview of marketing and outreach of community events and festivals, held throughout the year. If deemed appropriate, organize new community events.		
Outcomes:	Community Events Marketing and Communications		
Point of Contact:	Economic Development & Tourism	Partners:	Ruckersville Advisory Group
Priority/Timeline:	Immediate (2018-2020)	Justification:	Build Momentum
Steps:	<ol style="list-style-type: none"> 1. Develop a list of existing community events and festivals (2018) 2. Hold a meeting of event organizers from the area, to determine marketing and outreach strategies (2019) 3. Meet with the Ruckersville Advisory Group, to determine needs for new community events and festivals (2019) 4. If needed, develop a detailed program for marketing and branding community events and festivals (2019) 5. If needed, organize new events (2020) 		
Sources:	Comprehensive Plan Survey	Budget:	TBD
Notes*:	If additional costs are needed, those will be determined in step #4. Marketing should include Stanardsville events.		

Recommendation:	Housing Partnerships	ID:	C-6
Category:	Community	Type:	Initiative
Description:	Convene a multi-disciplinary and public/private committee to develop recommendations for providing more housing options for Greene County residents of all income levels.		
Outcomes:	Recommendations		
Point of Contact:	Planning Department	Partners:	Board of Supervisors
Priority/Timeline:	Immediate (2019)	Justification:	Immediate Need
Steps:	<ol style="list-style-type: none"> 1. Organize a committee to discuss housing opportunities (2018) 2. Convene the committee for 6 months to create a detailed list of recommendations for creating more housing options that are affordable to Green County residents (2019) 3. Develop a list of recommendations for consideration by the Board of Supervisors (2019) 		
Sources:	Comprehensive Plans Survey	Budget:	Staff Time
Notes*:	The Planning Department has taken preliminary steps to organize this effort. At an annual review of this document, consider inclusion of a new recommendations to implement those housing recommendations identified by the committee.		

Recommendation:	Medical Services	ID:	C-7
Category:	Community	Type:	Initiative
Description:	Work with Sentara Martha Jefferson Hospital and UVA Medical Center to expand medical services and facilities in the County.		
Outcomes:	Improved Access to Medical Services		
Point of Contact:	County Administrator's Office	Partners:	Planning Department
Priority/Timeline:	Long-Range (2028)	Justification:	Logistical Barriers
Steps:	<ol style="list-style-type: none"> 1. Identify existing medical needs in Greene County 2. Present the medical Needs Assessment to healthcare providers for consideration 		
Sources:	Comprehensive Plan Survey	Budget:	TBD
Notes*:	There is already a satellite office in the Hollymeade area of Albemarle County. The need for additional medical services in Greene County may be a need, but an additional office in this area may not make financial sense to healthcare providers at this time.		

Recommendation:	Additional Parkland	ID:	C-8
Category:	Community	Type:	Initiative
Description:	Conduct an inventory of properties within and around the study area that may be appropriate for new parkland and public space.		
Outcomes:	Property Inventory		
Point of Contact:	Parks & Recreation Department	Partners:	Planning Department
Priority/Timeline:	Short-Term (2023)	Justification:	Lower Priority
Steps:	<ol style="list-style-type: none"> 1. Conduct a search of property records, overlaid with potential natural amenities that would be ideal for a park 2. Work with private property owners to narrow the list of potential sites 3. Present recommendations to the Board of Supervisors 		
Sources:	Ruckersville Advisory Panel	Budget:	Staff Time
Notes*:	With an existing park in the corridor, priority goes to implementation of the 2008 Park Master Plan. In annual reviews of these recommendations, consider evaluating the timeline once more immediate efforts are completed.		

Recommendation:	Ruckersville Advisory Group	ID:	C-9
Category:	Community	Type:	Program
Description:	Establish a Ruckersville Advisory Group to foster cross-information sharing for citizens, business owners and County government. The group will meet on a set schedule to ensure implementation of the Ruckersville Area Plan recommendations.		
Outcomes:	Grassroots Partnership with County Government		
Point of Contact:	Ruckersville Citizens & Business Owners	Partners:	Various County Departments Chamber of Commerce
Priority/Timeline:	Immediate (2018)	Justification:	Immediate Need Build Momentum
Steps:	<ol style="list-style-type: none"> 1. The Planning Department should continue working with the Ruckersville Advisory Panel, to detail a mission and structure for the Ruckersville Advisory Group 2. The Planning Department will present the mission and structure to the Planning Commission and Board of Supervisors for conceptual approval 3. The Ruckersville Advisory Group will begin meeting to help guide implementation of the recommendations identified in this plan 		
Sources:	Ruckersville Advisory Panel	Budget:	Staff Time
Notes*:	This recommendation may be the first to implement, as the Ruckersville Advisory Committee will have responsibility in overseeing and implementing recommendations in this plan.		

Recommendation:	Citizens Academy	ID:	C-10
Category:	Community	Type:	Program
Description:	Develop a Citizens Academy to train and educate Ruckersville residents and businesses on the functions of local government, local zoning and leadership.		
Outcomes:	Public Involvements and Leadership		
Point of Contact:	Planning Department	Partners:	County Administrator's Office
Priority/Timeline:	Immediate (2020)	Justification:	Lower Priority
Steps:	<ol style="list-style-type: none"> 1. Partner with identified organizations to provide training and education 2. Work with Ruckersville Advisory Group to develop a curriculum 3. Begin the annual training program 		
Sources:	Ruckersville Advisory Panel	Budget:	Staff Time
Notes*:			

Recommendation	ID	Timeline
Business-Ready Sites	ED-1	Immediate
Regional CEDS Plan	ED-2	Immediate
Business Recruitment	ED-3	Short-Term
Audit of Commercial and Industrial Zoning Districts	ED-4	Immediate
Tourism and Visitation	ED-5	Short-Term

Recommendation:	Business-Ready Sites	ID:	ED-1
Category:	Economic Development	Type:	Program
Description:	Develop a detailed inventory of sites (including data on zoning, site amenities, access, etc.) that are available for new business opportunities. Develop incentive programs through the local budgeting process.		
Outcomes:	Incentivizing Private Investment		
Point of Contact:	Economic Development & Tourism	Partners:	Planning Department
Priority/Timeline:	Immediate (2020)	Justification:	Immediate Need Build Momentum
Steps:	<ol style="list-style-type: none"> 1. Conduct property research to identify commercial sites for business development and redevelopment (2018) 2. Prepare a formatted inventory of all sites (2019) 3. Develop a business incentive program, for consideration by the Board of Supervisors (2020) 		
Sources:	Comprehensive Plan Goal	Budget:	TBD
Notes*:			

Recommendation:	Regional CEDS Plan		ID:	ED-2
Category:	Economic Development		Type:	Initiative
Description:	Participate in development of a Regional CED's Plan.			
Outcomes:	Regional Cooperation			
Point of Contact:	The Thomas Jefferson Planning District Commission	Partners:	Economic Development & Tourism Central Virginia Partnership for Economic Development	
Priority/Timeline:	Immediate (2019)	Justification:	Build Momentum	
Steps:	<ol style="list-style-type: none"> 1. The Planning District to apply for state funds for developing the CED's Plan (July 2018) 2. After securing funds, the Planning District would facilitate development of the plan, in cooperation with Greene County (2019) 			
Sources:	Goal	Budget:	\$60,000*	
Notes*:	Funding includes \$30,000 in state funds and \$30,000 in match from the Thomas Jefferson Planning District Commission			

Recommendation:	Business Recruitment	ID:	ED-3
Category:	Economic Development	Type:	Program
Description:	Recruiting businesses to the study area, especially quality restaurants, shopping and light industrial operations.		
Outcomes:	Jobs Opportunities Improved Services		
Point of Contact:	Economic Development & Tourism	Partners:	Central Virginia Partnership for Economic Development
Priority/Timeline:	Short-Term (2024)	Justification:	Immediate Need
Steps:	1. Economic Development & Tourism to continue recruitment of businesses		
Sources:	Comprehensive Plan Survey Goal	Budget:	Staff Time
Notes*:	This recommendation is largely a continuation of the Economic Development & Tourism's existing efforts.		

Recommendation:	Audit of Commercial and Industrial Zoning Districts	ID:	ED-4
Category:	Economic Development	Type:	Initiative
Description:	Re-examine the zoning ordinance to determine how to allow light industrial and other business opportunities in business zoning districts		
Outcomes:	Additional Study		
Point of Contact:	Planning Department	Partners:	Economic Development & Tourism Planning Commission
Priority/Timeline:	Immediate (2018-2019)	Justification:	Immediate Need
Steps:	<ol style="list-style-type: none"> 1. The Planning Department to develop a scope for conducting the code audit (2018) 2. The Planning Department to present the audit proposal to the Board of Supervisors for consideration (2018) 3. If approved for funding, secure a consultant to conduct the code audit (2019) 		
Sources:	Comprehensive Plan Survey Goal	Budget:	~\$15,000
Notes*:	This recommendation would be a component to LU-1. As development pressure continues in the Ruckersville Area, a thorough audit of the zoning code presents an immediate need. Once the code audit is complete, consider addition of a recommendation to implement the audit recommendations.		

Recommendation:	Tourism and Visitation	ID:	ED-5
Category:	Economic Development	Type:	Program
Description:	Pursue a public/private effort focused on tourism to help promote local products, art and businesses.		
Outcomes:	Tourism Strategies		
Point of Contact:	Economic Development & Tourism	Partners:	Ruckersville Advisory Group
Priority/Timeline:	Short-Term (2019-2022)	Justification:	Lower Priority Need
Steps:	<ol style="list-style-type: none"> 1. Convene the Ruckersville Advisory Group to discuss opportunities (beginning in 2019) 2. Identify local products and art to promote in the visitor's center (2020) 3. Explore opportunity for a new location to promote local products and art (2021) 4. Pursue partnerships with the new tourism center (2022) 		
Sources:	Project Steering Committee	Budget:	TBD*
Notes*:	Budget estimates would be determined in step #3		

Recommendation	ID	Timeline
Continue Greene County Broadband Initiative	I-1	Immediate
Continue Water and Sewer Audit	I-2	Immediate
Develop a Common Vision with Utility Providers	I-3	Immediate

Recommendation:	Continue Greene County Broadband Initiative	ID:	I-1
Category:	Infrastructure	Type:	Initiative
Description:	Continue support of the Greene County Broadband Initiative to identify opportunities for improved access to the internet.		
Outcomes:	Quality Internet Access		
Point of Contact:	Greene County Broadband Committee	Partners:	Various County Departments
Priority/Timeline:	Short-Term (2020)	Justification:	Build Momentum
Steps:	<ol style="list-style-type: none"> 1. Continue existing effort 2. Explore and develop report on WiFi for Ruckersville 		
Sources:	Comprehensive Plan Survey Goal	Budget:	Staff Time
Notes*:	This process is currently underway.		

Recommendation:	Continue Water and Sewer Audit	ID:	I-2
Category:	Infrastructure	Type:	Initiative Capital Improvements
Description:	Develop an audit of water and sewer infrastructure, to determine existing and future needs in the Ruckersville Area.		
Outcomes:	Planning Document Implementation		
Point of Contact:	Water and Sewer Authority	Partners:	Planning Department
Priority/Timeline:	Immediate (2019)	Justification:	Build Momentum
Steps:	1. Continue existing effort		
Sources:	Comprehensive Plan Goal	Budget:	-
Notes*:	This process is currently underway.		

Recommendation:	Develop a Common Vision with Utility Providers	ID:	I-3
Category:	Infrastructure	Type:	Initiative Policy
Description:	Work with utility providers to develop a common vision for the Ruckersville Area, identifying right-of-way for new utility placement.		
Outcomes:	Coordination Document Implementation		
Point of Contact:	Planning Department	Partners:	Water and Sewer Authority Rec Other Utility Providers Planning Department
Priority/Timeline:	Immediate (2018-2020)	Justification:	Build Momentum
Steps:	<ol style="list-style-type: none"> 1. Assemble a meeting between County Officials and utility providers (2018) 2. Develop a shared vision for the placement of new utility lines (2019) 3. Work with property owners to verify placement of utility lines (2020) 		
Sources:	Project Steering Committee	Budget:	TBD
Notes*:			

Recommendation	ID	Timeline
Comprehensive Zoning Audit (zoning text amendments)	LU-1	Immediate
Targeted Zoning Map Amendments	LU-2	Short-Term
Open Space Requirements	LU-3	Immediate

Recommendation:	Comprehensive Zoning Audit (zoning text amendments)		ID: LU-1
Category:	Land Use		Type: Initiative
Description:	Conduct a comprehensive review of the County's zoning ordinance, to identify opportunities to promote commercial and light industrial uses, allow higher housing density in the study area, preserve rural vistas, meeting the land use vision of the plan, and explore overlay districts.		
Outcomes:	Additional Study		
Point of Contact:	Planning Department	Partners:	Planning Commission
Priority/Timeline:	Immediate (2018-2019)	Justification:	Immediate Need
Steps:	<ol style="list-style-type: none"> 1. The Planning Department will develop a scope for conducting the code audit (2018) 2. The Planning Department will present the audit proposal to the Board of Supervisors for consideration (2018) 3. If approved for funding, secure a consultant to conduct the code audit (2019) 		
Sources:	Comprehensive Plan Survey Goal	Budget:	~\$15,000
Notes*:	This recommendation includes ED-4. As development pressure continues in the Ruckersville Area, a thorough audit of the zoning code presents an immediate need. Once the code audit is complete, consider an addition of a recommendation to implement the audit recommendations. During the planning process there was a simplified audit of issues to be further explored.		

Recommendation:	Targeted Zoning Map Amendments	ID:	LU-2
Category:	Land Use	Type:	Code
Description:	Review existing zoning and proposed land uses to identify opportunities to rezone properties, where appropriate.		
Outcomes:	Consistent Zoning Classifications.		
Point of Contact:	Planning Department	Partners:	Planning Commission Board of Supervisors
Priority/Timeline:	Short-Term*	Justification:	Lower Priority
Steps:	<ol style="list-style-type: none"> 1. Identify properties that could be rezoned for more desirable zoning districts 2. Work with property owners to determine willingness to pursue rezoning 3. Continue through the rezoning process 		
Sources:	Survey	Budget:	Staff Time and Advertising
Notes*:	There is no identified timeline for this action.		

Recommendation:	Open Space Requirements	ID:	LU-3
Category:	Land Use	Type:	Code
Description:	Revise the zoning ordinance to address open space and amenities with new residential developments in a balanced and thoughtful way.		
Outcomes:	Additional Open Space and Amenities		
Point of Contact:	Planning Department	Partners:	Planning Commission
Priority/Timeline:	Immediate (2018-2019)	Justification:	Immediate Need
Steps:	<ol style="list-style-type: none"> 1. The Planning Department will develop a scope for conducting the code audit (2018) 2. The Planning Department will present the audit proposal to the Board of Supervisors for consideration (2018) 3. If approved for funding, secure a consultant to conduct the code audit (2019) 		
Sources:	Comprehensive Plan Survey	Budget:	~\$15,000
Notes*:	This recommendation includes LU-1. As development pressure continues in the Ruckersville Area, a thorough audit of the zoning code presents an immediate need. Once the code audit is complete, consider an addition of a recommendation to implement the audit recommendations. During the planning process there was a simplified audit of issues to be further explored.		

Recommendation	ID	Timeline
Route 29 Median	T-1	Immediate
Operational Improvements	T-2	Short-Term
Develop Bike and Pedestrian Recommendations	T-3	Immediate
Road Network	T-4	Long-Range
Access Management	T-5	Long-Range

Recommendation:	Route 29 Median	ID:	T-1
Category:	Transportation	Type:	Beautification
Description:	Work out an agreement with VDOT for median maintenance on Route 29.		
Outcomes:	Beautification		
Point of Contact:	County Administrator's Office	Partners:	Virginia Department of Transportation
Priority/Timeline:	Immediate (2018)	Justification:	Build Momentum
Steps:	1. Meet with representatives from VDOT to detail process 2. Prepare the formal VDOT agreement for submission 3. Board of Supervisors to review and approve the agreement		
Sources:	Survey	Budget:	Staff Time
Notes*:			

Recommendation:	Operational Improvements	ID:	T-2
Category:	Transportation	Type:	Capital Improvements
Description:	Work with VDOT to explore opportunities to improve traffic flow, through traffic light timing and other alternative projects, along US 29 corridor.		
Outcomes:	Improved Traffic Flow		
Point of Contact:	County Administrator's Office	Partners:	Virginia Department of Transportation
Priority/Timeline:	Short-Term (2024)	Justification:	Logistical Barriers
Steps:	<ol style="list-style-type: none"> 1. Coordinate with VDOT to identify a project installing traffic light timing (2019) 2. Develop a project list for funding consideration (2020) 3. If approved, VDOT will implement the traffic light improvements (2024) 		
Sources:	Survey	Budget:	TBD
Notes*:	This project should be included in the Rural Long Range Transportation Plan (RLRP).		

Recommendation:	Develop Bike and Pedestrian Recommendations	ID:	T-3
Category:	Transportation	Type:	Capital Improvements
Description:	Pull bike and pedestrian recommendations from the Jefferson Area Bike and Pedestrian Plan.		
Outcomes:	Safety and Access		
Point of Contact:	Thomas Jefferson Planning District Commission	Partners:	Virginia Department of Transportation
Priority/Timeline:	Immediate (2019)	Justification:	Build Momentum
Steps:	1. The Thomas Jefferson Planning District Commission will complete the Jefferson Area Bike and Pedestrian Plan 2. The Board of Supervisors will include those recommendations in the local comprehensive plan		
Sources:	Comprehensive Plan Survey Open House Goal	Budget:	~\$10,000
Notes*:	The Jefferson Area Bike and Pedestrian Plan is funded with VDOT resources.		

Recommendation:	Road Network	ID:	T-4
Category:	Transportation	Type:	Capital Improvements
Description:	Participate with the Thomas Jefferson Planning District Commission to update and maintain the Rural Long Range Transportation Plan for identifying improvements to the roadway network, including a parallel road network and crossovers. Implement with new development.		
Outcomes:	Improved Roadway Network		
Point of Contact:	Planning Department	Partners:	Virginia Department of Transportation Thomas Jefferson Planning District Commission
Priority/Timeline:	Long-Range (2028)	Justification:	Logistical Barriers
Steps:	<ol style="list-style-type: none"> 1. The Thomas Jefferson Planning District Commission will complete the Rural Long Range Transportation Plan (2018) 2. The Board of Supervisors will include those recommendations in the local comprehensive plan (2019) 3. Develop a project list for funding consideration (2020, 2022, 2024, 2026) 4. If approved, VDOT will implement roadway improvements 		
Sources:	Comprehensive Plan 2009 Multimodal Corridor Study Survey Goal	Budget:	TBD*
Notes*:	The Rural Long Range Transportation Plan is funded with VDOT resources.		

Recommendation:	Access Management	ID:	T-5
Category:	Transportation	Type:	Capital Improvements Ordinances
Description:	Implement Access Management improvements from the 2009 Multimodal Corridor Study to better manage traffic flow within the corridor and to improve safe access to adjacent sites.		
Outcomes:	Planning Document Implementation		
Point of Contact:	Planning Department	Partners:	Virginia Department of Transportation Thomas Jefferson Planning District Commission
Priority/Timeline:	Long-Range (2028)	Justification:	Logistical Barriers
Steps:	<ol style="list-style-type: none"> 1. Develop code and ordinance improvements, from LU-1, to reinforce proper access management (2021) 2. Work with property and business owners to explore entrance consolidation (2020) 3. Develop a project list for funding consideration (2020, 2022, 2024, 2026) 4. If approved, VDOT will implement roadway improvements 		
Sources:	Comprehensive Plan 2009 Multimodal Corridor Study Plan Goal	Budget:	TBD
Notes*:	The County should pursue code and ordinance amendments to support proper access management, as it considers roadway improvements and entrance consolidation.		

APPENDIX



Appendix 1:Project Contract



CONTRACT FOR THE RUCKERSVILLE AREA PLANNING PROJECT: GREENE COUNTY & THE THOMAS JEFFERSON PLANNING DISTRICT COMMISSION

PURPOSE OF AGREEMENT:

This is provided to Greene County (hereinafter referred to as the "County") by the Thomas Jefferson Planning District Commission (hereinafter referred to as the "TJPDC"), to identify the responsibilities, scope of work and cost of the Ruckersville Area Planning Project ("the Plan").

PARTIES TO AGREEMENT:

Greene County
John Barkley, County Administrator
40 Celt Road
Stanardsville, VA 22973
Telephone: 434-985-3705

Thomas Jefferson Planning District Commission
(TJPDC)
Chip Boyles, Executive Director
401 E. Water Street, P.O. Box 1505
Charlottesville, VA 22902-1505
Phone: 434-979-7310 ext. 110
E-mail: cboyles@tipdc.org

PRINCIPAL CONTACTS

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E-Mail: sgolon@gcva.us

PDC CONTACT

Wood Hudson, Planning Manager
401 E. Water Street, P.O. Box 1505
Charlottesville, VA 22902-1505
Phone: 434-422-4825
E-mail: whudson@tipdc.org

PERIOD OF AGREEMENT:

The term of this agreement is proposed to be effective beginning August 1, 2017 and ending March 31, 2018. The end date may be extended if agreed to in writing by both parties.

COMPENSATION:

The TJPDC shall be compensated by the County for the costs of services associated with the Ruckersville area Planning Project, as outlined in Appendix A. The TJPDC shall complete the scope of services as defined in Appendix A for an amount not to exceed \$21,390. The total budgeted amount for the project is \$28,000.0 which includes a \$6,610.00 match that is provided by the TJPDC.

The total fee includes labor, benefits, indirect costs, travel, mileage and in-house printing and copying expended by the TJPDC. Any printing or copying requiring external sources will be provided by the County.

PROJECT DESCRIPTION:

The Thomas Jefferson Planning District Commission will provide assistance to Greene County, in regard to the Ruckersville area Planning Project, as outlined in Appendix A.



OWNERSHIP OF MATERIALS:

All materials, maps, reports, documents, and other work products prepared under a proposed Agreement shall be owned by the County, provided, however, that the TJPDC may retain file copies of any or all of these materials for its own use in future, reports, publications and marketing materials.

TERMINATIONS:

This Agreement may be terminated for cause or for mutual convenience if the parties so agree. Such termination shall take place thirty (30) days after written notice of the termination agreement. In the event of termination, the TJPDC shall assemble all information prepared under this Agreement to date and shall forward it to the County. The TJPDC shall be entitled to recover its costs for all work completed.

AMENDMENTS:

The proposed Agreement, including the scope of work, may be amended or modified by a written amendment signed by the County and the TJPDC.

SCOPE OF WORK:

The TJPDC will perform planning services for the County in accordance with the proposed scope of work, attached as Appendix A.

PAYMENT:

The TJPDC would send monthly invoices to the Greene County Planning Department. The invoices will include a status report with a list of services and tasks provided to the County, along with a breakdown of costs and the number of hours spent on each task. The County agrees to make payment on these costs within thirty days of receiving each individual invoice.

Accepted by:

Thomas Jefferson Planning District Commission (TJPDC)

By: C.P. Boyles
Charles P. Boyles, II, Executive Director

June 26, 2017
Date

Nelson County

By: 
John Barkley, County Administrator

June 26, 2017
Date

Appendix 2: Advisory Panel Roster

Jay Willer
Planning Commission
jwiller@gcva.us

Robbie Morris
Performance Signs
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Bill Martin
Greene County Board of
Supervisors
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Tim Clemons
Rapidan Service Authority
tclemmons@rapidan.org

Appendix 3: Advisory Panel Meeting Notes (September)

Existing Conditions

- How the public comments will be collected and made visible online? (format, method)
- Employment data of areas beyond the area boundaries should also be included.
- Projections, trends should be provided in addition to snapshots in terms of data analysis
- Population change in specific age groups such as Millennials and Babyboomers should be analyzed.
- Projections for population as well as commercial growth should be included to better predict future demand for utilities such as water and electricity.
- Historic land use data should be analyzed to demonstrate changes already took place.

Vision

- The vision should be published and made available for citizens to review.
- The achievable framework's timeline may not necessarily be limited to 10 years. It depends on the nature and scale of a project.
- Visual representation of potential implications is needed (e.g. what might happen if the intersection safety is improved).
- "Capturing potential residential development of Greene County in Designated Growth Areas" clarifies the vision better.

Goals

- Electricity should be part of the "utilities" goal.
- We should use "by-end commitment among utility service providers and the locality" in addition to "enhance communications" under "infrastructure" goal.
- Ruckersville currently lacks a sense of place. Promoting economic growth is necessary, but having a sense of place is also important. Creation of a walkable "town center" where people will stop by and enjoy various activities should be part of the plan.
- The importance of focusing growth on Designated Growth Areas to save utility deployment/installation costs should be mentioned in "land use" goal.

Appendix 4: Advisory Panel Meeting Notes (October)

Ruckersville will have a sense of place through citizen-driven community planning that includes improvement of transportation, utility, and land use tools. Ruckersville will support diverse employment and housing opportunities that allow people to live, work and shop in Ruckersville while attracting others' participation in the local economy.

DRAFT Goals:

TRANSPORTATION

- Enhance the existing transportation network by facilitating the improved efficiency and circulation around the US-29 and US-33 area;
- Improve the safety of the transportation network for all users; and,
- Improve access.

ECONOMIC DEVELOPMENT

- Work to increase Ruckersville's unique sense of place and provide the foundation for enhancement of the area as a destination for residents and visitors alike;
- Support existing businesses; and,
- Grow local economy by attracting diverse business and employment opportunities that include service, retail, and light industry.

INFRASTRUCTURE

- Continue to encourage the increase of coverage and speed of broadband and telecommunication service;
- Support strategic expansion and increased reliability of the water, wastewater, and electric system; and,
- Enhance communication and promote strategic planning among utility service providers and the locality that support the community's sense of place.

LAND USE

- Further understand current and future land use and transportation patterns to make necessary recommendations to achieve the vision;
- Provide recommendations that accommodate appropriate and strategic residential and economic growth; and,
- Provide diverse recreation opportunities and promote conservation of open space and sensitive habitats.

FRAMEWORK

DIAGRAM EXERCISE

This is an exercise in free-flowing creativity. Where there are no right or wrong decisions. This does not require deep and critical thought. The intent of this exercise is to be creative and to recognize potential development throughout the study area that seems **logical**. Logical does not mean that the current use is the right use and it should remain that way, logical may actually be a completely different use. There are no bounds, meaning do not be afraid to create something out of the box. **BE BOLD, BE CREATIVE, THINK LOGICALLY.**

RULES:

- 20 minutes per 1 mile radius
- Let all voices within the group be heard (do your best to come to a consensus)
- Overlapping of uses is fine and even encouraged

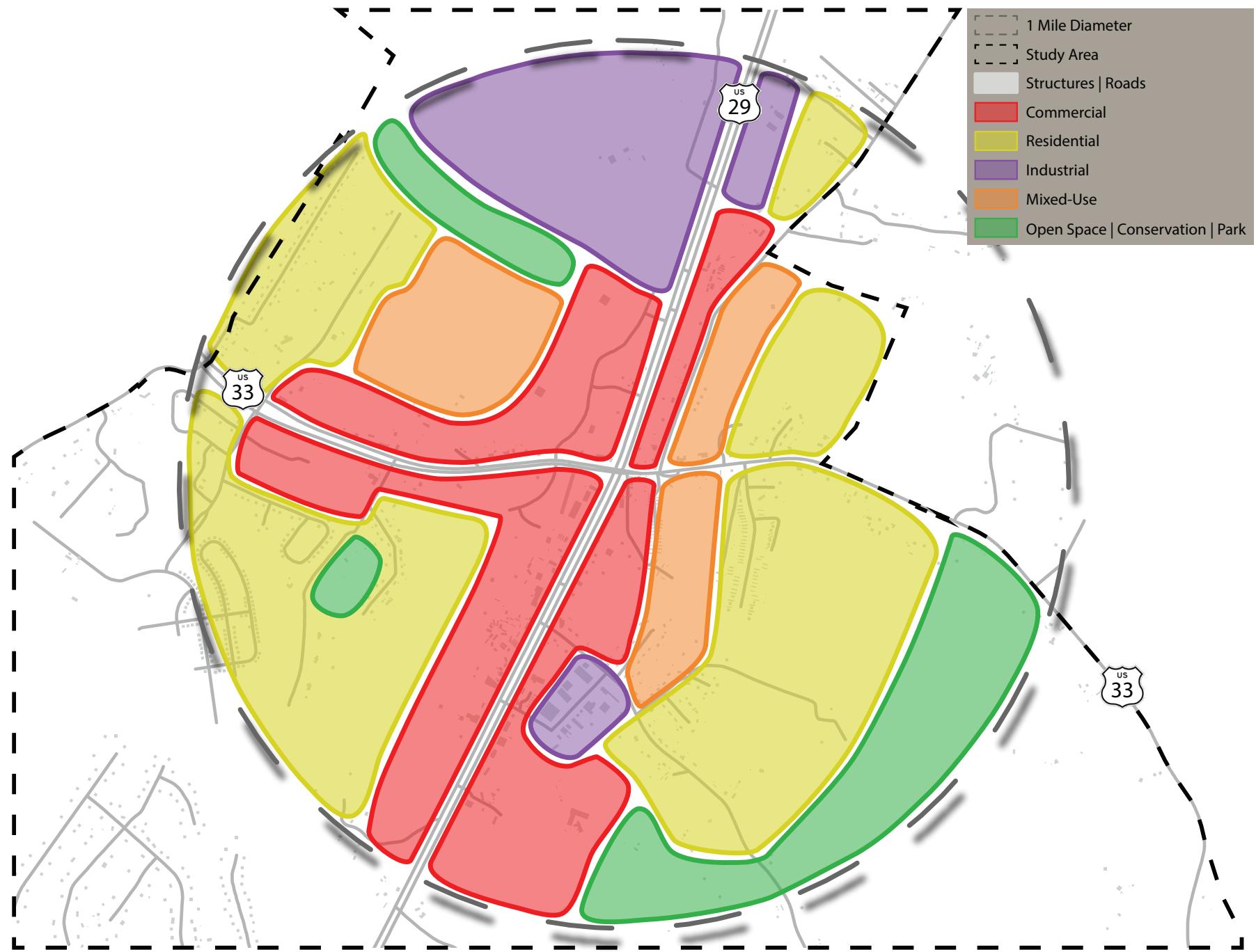
GUIDELINES:

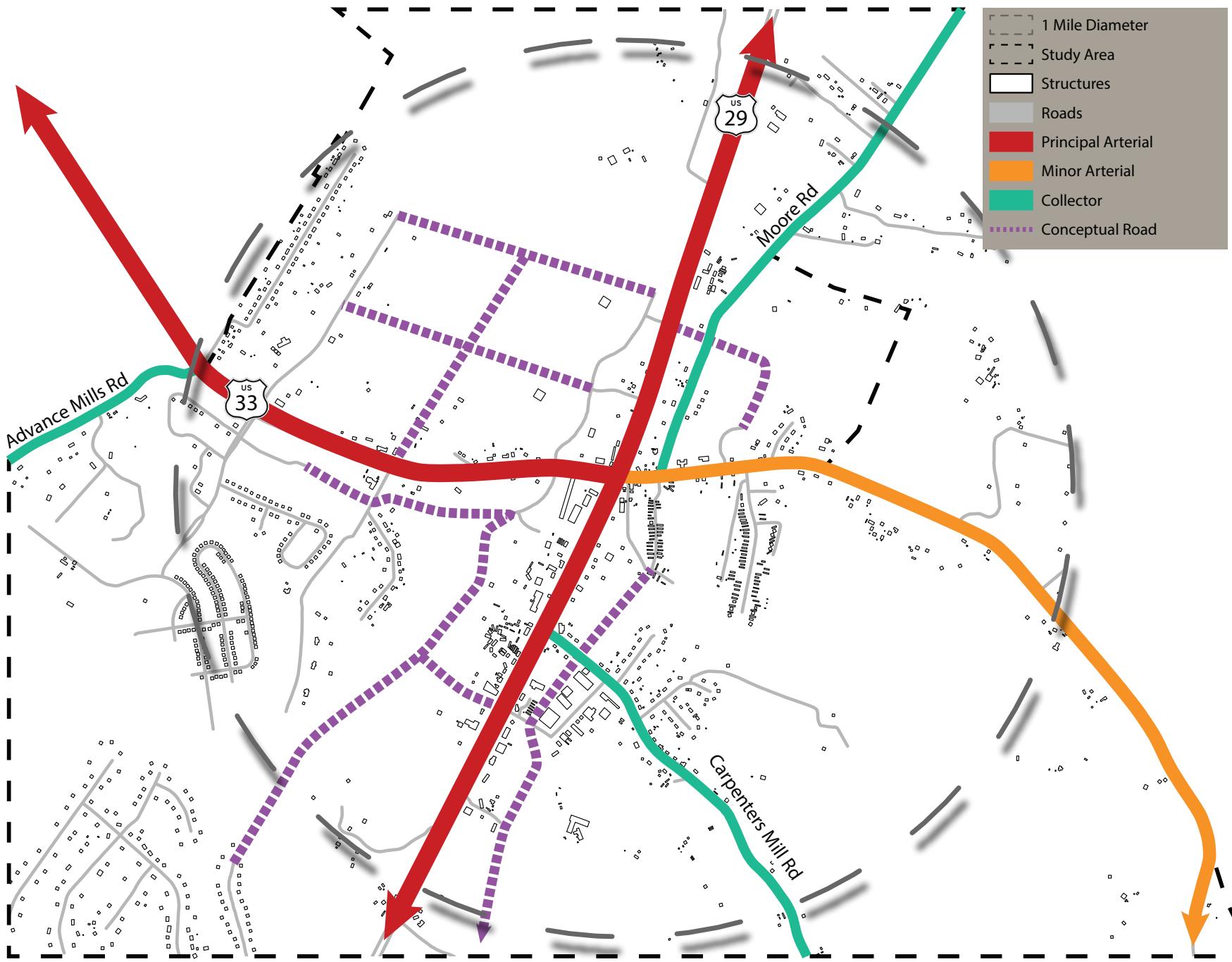
- Try not to get caught up in the details
- Think broad strokes
- Do not think on a parcel by parcel basis
- Do not dwell on the existing structures or uses
- Just because you suggest a use that differs from what is currently there does not always mean you are changing the physical footprint of what is currently there
 - **EXAMPLE:** You draw a park polygon over a section of a residential neighborhood.
 - This means that the neighborhood should incorporate more parks / open space, you are not getting rid of any of the existing structures

REMEMBER, YOUR GROUP ONLY HAS 20 MINUTES FOR EACH 1 MILE RADIUS

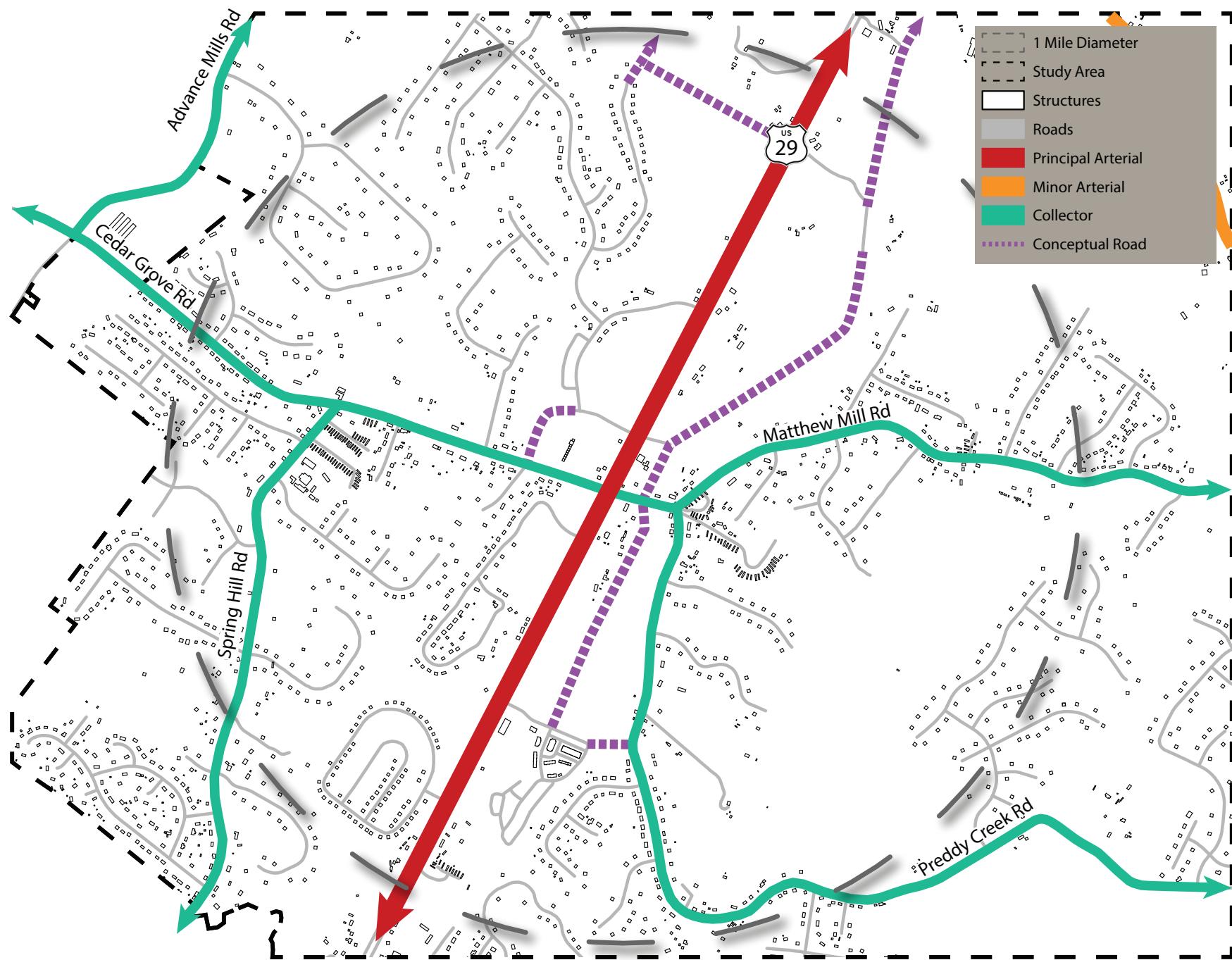
TIP: If you are struggling with a particular area, try and determine the uses of an area adjacent. This will help because typically uses should face one another.

IF YOU HAVE QUESTIONS OR NEED GUIDANCE, JUST ASK WOOD, NICK, OR KRISTIAN











Appendix 6: Advisory Panel Meeting Notes (March)

Memorandum

To: Advisory Panel, Ruckersville Area Plan
From: Will Cockrell, Director of Planning
Date: March 9, 2018
Reference: Recommendations and Zoning Audit

Purpose: The Advisory Panel for the Ruckersville Area Plan will meet on March 16th, to review project deliverables, specifically the latest recommendations document and zoning audit, and to discuss next steps.

Background: March 16th will be the sixth and final scheduled meeting of the Advisory Panel. TJPDC staff focused on two items since the February 16th meeting. First, staff recorded the Panel's comments on the recommendations and created a 21-page document that will serve as the implementation section of the final plan. Second, staff formatted the zoning audit for the Panel's review.

Summary: The Panel will review these two documents and help to create the final versions, which will be components of the Ruckersville Area Plan. The attached documents are designed to meet the Panel's request, to create a document that will lead to results and positive change in the study area. The recommendations are intended to be SMART (Specific, Measurable, Achievable, Realistic, Timely) and serve as a to-do list for Greene County officials and the Ruckersville community, including residents and businesses. Since the previous draft, staff:

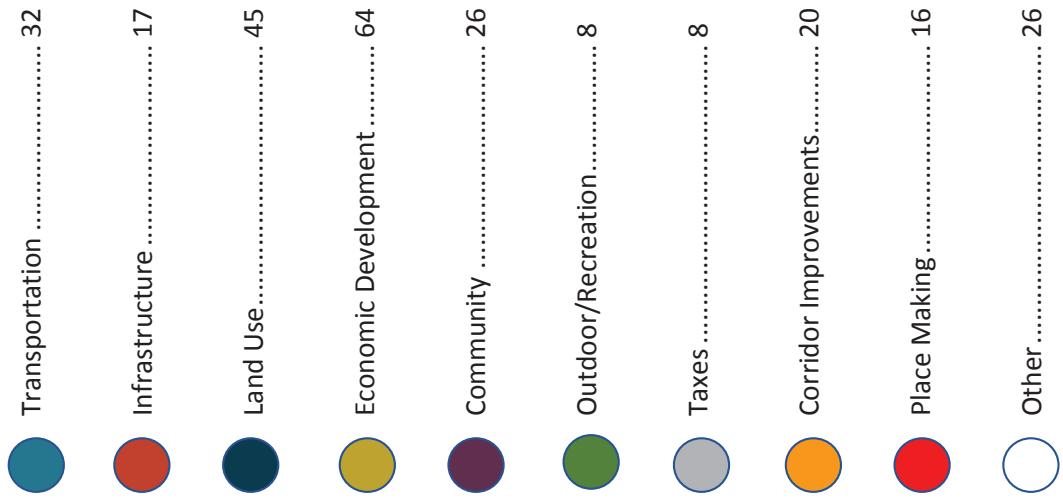
- Reworked the Blight Remediation recommendation, to be more of a collaborative effort with property owners (C-1);
- Reworked the recreational opportunities and community events recommendation (C-2 and C-5) to be oriented more towards marketing and branding existing events;
- Added a recommendation to create a Ruckersville Advisory Group (C-9), as recommended by the Advisory Panel;
- Reworked the business-ready sites recommendation (ED-1) to be focused on identifying those sites;
- Added a recommendation to explore ways that the zoning ordinance can enhance economic development opportunities (ED-4), per the Panel's recommendation;
- Added a tourism and visitation recommendation (ED-5), per the Panel's suggestion

Staff also added pages of additional detail on each recommendation, including timelines, points of contact, steps, budgets (if available) and additional notes. The zoning audit will be new to the Panel and is attached in this packet.

Action Items: Staff asks that the Advisory Panel provide additional feedback on these two documents, at or before the March 16th meeting. Please contact Nick Morrison nmorrison@tjpdc.org or Will Cockrell wcockrell@tjpdc.org for more information or questions.

Appendix 7: Public Survey Responses

Survey Comment Legend



Ruckersville Public Comment Tracker

Date	Comment
10/4/2017	Ruckersville needs a change of identity, similar to what the Short Pump area west of Richmond has done- make the image and develop the area to improve this image. This will help the Ruckersville corridor appeal to travelers and those living in surrounding communities.
10/2/2017	There is no "town" to Ruckersville, it's just a stop light on Route 29. I have a Stanardsville delivery address but Ruckersville is closer for shopping, etc. but there are no activities that would attract me to Ruckersville. I go to Charlottesville for dining, movies, events, etc.
10/2/2017	It's lacking the feel of a real town since it doesn't have a main street and/or city center. It badly needs beautification and walking trails/parks.
9/25/2017	Lived here for over 5 years and still can't understand exactly where the town is. I see a couple of lights and off road businesses but not a town per say. It is a place to drive through.
9/12/2017	Small town feel with local businesses, not chains!
9/12/2017	By increasing communication from our schools is a number one priority. More activities from parks and rec the creation of a community center for people to enjoy such as swimming etc.. We need to pick a real theme in Greene county. We need to be open to some changes while keeping the History that is already here. We have the Big Red Building on 33 which was once a trading store where people used to stop going over the Mountain, we have the very first post office in Ruckersville which is not recognized as being this with a plaque. There is a house in front of Walmart that is going to be torn down because Burger King is going to build there. These are places that once they gone Ruckersville is going to be just Charlottesville we need embrace our history before it's gone.
9/12/2017	The town needs to be improved visually to add character other than rustic. Eastlake community in Southern California is a good example of a well developed area
9/10/2017	Ruckersville lacks any feeling of being a "Town", both in identity and in layout. The former could be addressed by marketing Ruckersville as "Antiqueville", and bringing in retail tourism. The latter could be addressed by creating Green Space, public parking, public access stops (especially to Charlottesville), and pedestrian access in the 33/29 area. You need to "invite" visitors to park their cars and visit more than one local business. Other ideas: - bike path to the National Park. - Green Space and parking opposite Gateway Shipping Center (south of 33). - connecting roads around the intersection to alleviate congestion and increase access.
9/10/2017	A town center would be wonderful. Post office, pocket park, restaurants, trees, etc. A place to call "Our Ruckersville." It's missing.
9/8/2017	Improve on what's here. Don't try to turn ruckersville into a new hollywood
9/8/2017	Consider more than just what other local counties do. Greene is a great place, capitalize on its greatness with new, fresh, innovative ideas. The community will thank you for it!
9/7/2017	Connect it to the area. It is a place to drive through right now plus a Walmart. It adds no value to the community at large.
9/6/2017	Create an actual town center not on Rt 29. A multi generational recreation center would be nice, too.
9/11/2017	I am very pleased to finally see Greene's attention focus on our economic engine: Ruckersville. It is time to create the green spaces, parking, pedestrian access, public transportation options to turn Ruckersville from a intersection surrounded by strip malls, into an inviting town.
10/3/2017	I would hope the plan will incorporate attractiveness (i.e., underground powerlines) such as landscape, clean open space to allow possibly a small park/playground for picnicking, etc. as tourists. No large billboards, please.
10/3/2017	Develop a wider range of businesses, not just national chains. Consider a change of identity that highlights the Ruckersville area's and Greene County's central location, convenient to many attraction and tourist draws. Create a name to reflect this (i.e., Midway or Crossroads). Let Ruckersville remain the PO address, but use the new identity to promote the area, such as what was done with Short Pump.
10/3/2017	The first impression of Ruckersville is the 29-33 intersection which is horrible and depressing. The first order of business should be to improve & give class to the area. Look at Gordonsville and note the differences in appearance. First impressions are everything.
10/3/2017	Talk to property owners along 29. Not the realtors. This appears to be an exercise to justify low income housing. Been there done that don't work.
10/2/2017	Clean up and modernize the intersection of 29 and 33, the businesses in that area are all eyesores. There's no cohesive plan and the buildings are a mix of low quality structures.
10/2/2017	Zoning ordinances requiring a more cohesive look to businesses along Rt 29.
10/2/2017	Better structure in future development to change ruckersville from a drive thru town to a place where people come to stay and spend money
10/1/2017	Ruckersville is basically one big intersection. If a new pedestrian friendly "downtown" area was created, Ruckersville would feel like more of a community rather than just a big intersection filled with chain retail stores.
9/30/2017	Do something about the eyesore on the northeast corner of the intersection of 29 and 33. Consider consolidation of Ruckersville. It's difficult to improve or organize a "location" that is little more than a zipcode.
9/24/2017	We need charm and aesthetics. Greene needs to be green. Commercial needs to have apartments above it and around it.
9/24/2017	There is no central area
9/24/2017	The corner of Rt. 29 and Rt. 33 is in need of much improvement! I was told 8 years ago when I moved here that the area was going to be cleaned up and run down buildings were going to be removed. however, during those eight years nothing has been done to improve the area. It looks like a slum area, and says loud and clear that the county appears not to be concerned about the appearance of that entire area. Would also like to see a good restaurant come to our area, no more hamburger pizza, or Mexican restaurants, quality restaurants.
9/22/2017	Spruce up the intersection at 29 & 33 . It's an eyesore, especially the east side. Additional roadway lighting would be beneficial. Left turn at night is hazardous, come to think of it the whole circle is an eyesore. More mowing in summer along roadway. High grass presents blind spots.
9/22/2017	Add assisted living housing
9/20/2017	Deal with the Stone quarry, shut it down
9/20/2017	Ruckersville is a messy hodgepodge of disjointed nothingness. There needs to be a cohesive vision for creating an attractive center where people are drawn to work, shop and play.
9/17/2017	Transform Ruckersville into a more attractive small town that looks like it has a plan instead of the current hodge-podge of 55 and older communities
9/15/2017	Legacy car lots, sad old motels, and mis-matched strip malls. Good zoning with consistent architectural standards are a must. Think: More Jack's Shop, less Trail Motel...
9/14/2017	I would like the intersection of 29/33 to look nicer... some of the buildings are terrible :(. It would be so nice if we had a nice "center" to Ruckersville. Bike trails at a park would be awesome as well. A recreation center for activities, tennis, pool, and after school activities would be good. PLEASE put money back into the schools.

9/13/2017	Too many "antique shops" make the town look cheesy. Greene County is beautiful and Ruckersville is the first impression of the Gateway to the Blue Ridge Mountains. We need to get rid of the cheap looking antique shops and build a better intersection at 29 & 33. Ruckersville is also the first impression many tourists get when approaching Charlottesville, and right now, it's not very enticing. I've grown to love the local restaurants, but first impressions are lasting. Right now, the first impression is strip mall town.
9/13/2017	Creating a better walking community for businesses and potential apartments. Reclaim Ruckersville as hubzone to attract additional small/medium businesses. Ultimately, get rid of older buildings and replace them with new ones.
9/13/2017	Ruckersville is a dung heap pretending to be a ghetto. Business owners/property owners need to take some pride and clean up the properties. The former Mr. B's needs to be removed as a eye sore. Buildings need to be spruced up and attention needs to be paid to landscaping. A mandatory mowing requirement would go a long way as would seeding the DMV center with wild flowers. Property is over-priced for what it is. Too many used car lots and those not well attended. Ruckersville needs a spring cleaning of all of the junk, the unused/skeletonized signs/billboard, excess signage, etc. The motel in the center of town smells and is in poor condition. If we expect anything to change, the first thing is to get rid of Mr. B's. I hate the thought of imminent doom, but there is a tree growing up through the building for heaven's sake, it is never mowed, the windows are broken out of it, and the lot size is too small for any business to go into that location. Cleaning up that corner would go a long way to making the whole of Ruckersville look good.
9/13/2017	Make it a village in a rural setting. Do NOT bring in housing and shopping centers. I keep moving and sprawl keeps following! Very few people who live here want development of the kind seen in suburbs around VA.
9/13/2017	I would hope quality of life would be more important than building more houses, apartments and shopping centers. When I moved here there were farms with cows and goats. Now I'm surrounded by houses. I've lived in areas where developers just wanted to build more and more and now those areas are crowded, congested and the quality of life is awful.
9/13/2017	Do more for the seniors, better housings, roads, shops and helping everyone in this town.
9/12/2017	High end strip mall standards to make them more like community gathering spots. Offer incentives for businesses to construct and utilize facilities. Embrace technology; make internet services a local utility so that remote technology jobs are more possible. Remove the median strip and make access lanes on the 29 corridor. Build/attach a venue.
9/12/2017	Special use permits should not be granted if the proposed business will have a negative impact on residents and residential property values.
9/12/2017	We need more lower cost housing! People of modest income must have a place to live, and higher income people shouldn't stand in the way.
9/12/2017	Tear down the hideous abandoned gas station at 29/33! Make our town more pedestrian friendly. Spruce up existing infrastructure.
9/12/2017	The intersection of 29 and 33 is gross. Major overhaul is needed. Traffic is also bad at this intersection. Old buildings need to be cleared. Separately, a Home Depot and higher class grocery store (Wegmans, Harris teeter, etc) would be great for the growing middle class that commutes into civille. A public county-run outdoor gun range, dedicated farmers market area, and a dog park would be nice amenities.
9/12/2017	There needs to be a concerted effort to consider the appeal and 'look' of Ruckersville as stores are built or established. Right now it is a mish-mash of random, lower end establishments and a glorified intersection. For instance, a brand new, stand-alone Family Dollar is NOT what the face of Ruckersville should be. Consider what we want Ruckersville to be and develop it to meet that.
9/12/2017	Lots of people are looking for quality affordable epis and townhomes. Terrace greene tried to fill that void but their prices for the size and quality are terrible. They dont offer any discounts to public safety like some places do, to attract those people. There are lots of people in civille who would like to be out of the city but they wont want to be anchored here in a purchased home. We need quality apt living. We need more places to eat that are good and not nasty like Rileys and Lazy Day. We need better places to walk to places.
9/12/2017	It would be nice to feel that the planning/zoning board and other county officials support local business. It appears that only those larger "box" stores and businesses get priority or preferential treatment. Focus the efforts on helping the locally owned small businesses succeed and not hold them back because someone doesn't like the type of business.
9/12/2017	Tear down the eye sore of flea markets @ 33&29. Get a clean or lean ordinance in place for the county then go after property owners who do not abide, derelict gas station at 28&33 comes to mind, which has sat empty for 20 years. No more car parts stores, enough already. Go after business that actually contributes to county. A comprehensive architectural review so Rville is not this rag tag, hodgepodge looking intersection. No more flea markets! Lastly, understand the role of Rville. It will never be destination but a "place on the way to" and that is not a bad thing. Play to that. Get quality not quantity low point businesses. Stop with this notion of it going to attract some factory which is going to provide local jobs. Think outside the box, work with the local tech school to provide training/jobs like a carpentry program, a metal welding, refrigerator/air conditioner repair, plumbing, jobs that this community actually needs, uses. Strive to be different and embrace that difference instead of trying to make Rville fit into a ready made, worn out improvement model that is not successful and in fact is setup to fail when criteria & expectations can not be met. Lastly, get fresh, creative thinkers into the room, not the tried(tired) and ususal cast of local characters. Look at what realistically can be done, now, 1 month, 6 months, 1 yr, 5yr.
9/12/2017	I'm okay with growth, but don't forget our roots. I know the antique buildings at 29/33 intersection are probably a problem for making the intersection bigger and better, but I don't want to ever see those buildings moved or torn down. Those buildings are Ruckersville.
9/11/2017	Would LOVE to see the 4 corners of RT 33 & 29 "cleaned" up with legit, reputable looking businesses and ESPECIALLY want to see that abandoned eye soar of an old gas station developed. Why is that allowed to stay that way? Would also love to see all 4 corners of that intersection have legit, established businesses to give the impression that we are not some antiquated town totally dependent on selling antiques. we have so much more to offer!
9/9/2017	By right businesses which use equipment, trailers and trucks need to be located in the designated business areas not in subdivisions. New housing developments provide high enough profiers to pay for infrastructure, schools, roads and not damage creeks, streams and the environment that is why people live here. Controlled and sensible growth.
9/7/2017	Replace all run down, empty buildings and lots lining route 29 and 33 (especially the old gas station at the intersection of 29 and 33) with usable businesses, green spaces and residential projects. Make a welcoming town center accessible to pedestrians with sidewalks and green spaces like a park with a walking track/trail. Add restaurants please please ! Also replace the gravel pit (next to Lowes) it's not a pretty site when someone first enters our county. That is not the image we should portray as "gateway to the blue ridge" The antique stores are a draw for people traveling from other areas of the state and out of the state. They could be spruced up yet keep their character . Jacks Shop Kitchen is a wonderful addition....more like that. We should accentuate our nearness to the mountains and encourage outdoor activities. Hiking, biking etc and Bring in shops and businesses that encourage those activities. Add green spaces with places to sit and walking paths. We have a great location and we should utilize it. Thank you for all your hard work and vision for our future. We can make Greene county a place we will enjoy for years to come.
9/7/2017	Please leave the antique stores at the intersection of 29 and 33 alone@ They are a draw for people traveling through the area to stop and spend time and \$\$. Maybe just spruce the appearance of the intersection up.

9/6/2017	Hidden production/industrial jobs that are close to housing. Plantings, lights, and sidewalks on 29 would make it feel better
10/3/2017	Clean up corner of 29 & 33. Looks awful and doesn't reflect much for Ruckersville.
10/3/2017	Intersection of 29 and 33 cleaned up. A more inviting entrance to the community. Route 33 and Greenecraft Blvd traffic light at intersection trafficcam 33 east too fast speed limit shown 50 from Stanardsville. Lower the berm for better viewing.
10/3/2017	1. Concerned about the derelict buildings at 33 & 29. 2. Public transportation in county and to Charlottesville
10/3/2017	We have too many lots on 29 where businesses have closed and they are left to be eyesores. They need to be cleaned up.
10/3/2017	When will Mr. B's be condemned? It's been about 15 years. It is dangerous/hazardous.
10/3/2017	Create consequences. And enforce them for blighted areas. i.e., 1. Stone quarry - special use permit abuser. 2. Removal of rusted abandoned trucks on Rt 33, and 3. Unkempt bushes/grass on "For Sale" properties
10/3/2017	Get rid of the old buildings. Get rid of the old gas station at the corner of 33 & 29. Clean up that corner. Get rid of the gravel pit in front of Walmart. Make Ruckersville look like a place people work, not a dump!
10/4/2017	Improved appearance with underground power lines, attractive landscape, multi purpose shop/living areas.
10/3/2017	We need a big lake/ reservoir for future water needs
10/3/2017	We should invest in a solar farm and truly make Greene green
10/2/2017	Lack of high speed internet is a major issue in our area. Fiber optic needs to be run to the rural areas. The phone lines along Toms Rd are outdated and many families live along this area. Many feel forgotten by Greene County because we live on the other side of 29.
9/26/2017	PLEASE GET BROADBAND INTERNET TO ALL OF RUCKERSVILLE!!!
9/25/2017	Better internet access with higher speeds, better provisions at ball diamond, turn into a park with pavillion. Job training center for skills.
9/20/2017	Internet access for houses off the main roads. Especially the eastern side of Rte 29. Even with the tower, Internet is spotty at the best of times
9/18/2017	High speed Internet
9/15/2017	Keep it Ruckersville rural. No large subdivisions. Fix turn lane at 33E to 29S.
9/12/2017	A stronger cell tower to reach Dyke road. More restaurants..
9/12/2017	Investment in infrastructure would be a great start. We'll struggle with sustainable growth until we have things like public sewer, water, high speed internet access, fire hydrants, sidewalks, etc.
9/12/2017	High speed Internet access
9/12/2017	Get better choices and services for internet. Century Link is horrible and has a practical monopoly in Greene County. Horrible service & Customer service but no other choice. Bought a house 4 minutes down the road and had to go from Comcast to Century Link. Took two months for them to get it to work and works worse than just having dial up. Supposed to have 25mps and have barely 6mps on a good day.
9/7/2017	Broadband in the rural areas and more single family homes
9/7/2017	High speed Internet access should be available throughout Ruckersville. It would allow for more business opportunity and residential availability would make homes more valuable.
10/3/2017	1. Improve water infrastructure. 2. More walking/biking access. 3. Affordable housing
10/3/2017	Solar farm to help with the cost of water. Need affordable housing. Another motel.
10/3/2017	We need more restaurants that aren't Mexican! Attempt to recruit a Bob Evans. There are enough elderly folks in the area who don't have a place to go in the morning. It would be highly successful.
10/3/2017	We need to attract sit down restaurants (and not another fast food or Mexican) so we don't have to drive to other counties for a variety of foods to eat.
10/3/2017	We need better restaurants-not more Mexican restaurants, and businesses that are not auto or antique related!
10/2/2017	Higher end stores.
10/2/2017	More restaurants like Sonic and Olive Garden.
10/2/2017	Public Transportation, Good Restaurants, Public recreation areas like pen/park
10/2/2017	More chain restaurants with seating for large groups.
10/2/2017	I would love to have a HOME DEPOT store anywhere in the county!!
10/1/2017	Restaurants, movie theater, community recreation areas. We are much more than just parceled out farm land anymore. Schools are getting better. Could be a great place to live.
10/1/2017	A large food store with a variety of fresh produce.
10/1/2017	Bring an Olive Garden to Greene County!
10/1/2017	Add a Sonic on 33 by Tractor Supply or a Starbucks or a sweet frog.
9/29/2017	More business. All kinds of business.
9/28/2017	I feel like there is a growing younger crowd, like me and my husband. We are young professionals, and we would love to see more things happening in Greene County. Can Ruckersville please get a sit down coffee shop? A Shenandoah Joes, maybe?
9/28/2017	Better shopping!
9/24/2017	Nice signature aiderworks/microbrewery! Start annual Vintage/antique weekend. We have amazing small businesses in vintage. Remove bus scrap yard on 33, and gas station next to CVS. Widen 33 east of 29.
9/24/2017	I would love to see Ruckersville become as big as Charlottesville. I would like to see growth in both housing and business but still keep a small community feel to it.
9/23/2017	more shipping/dining
9/23/2017	Better quality privately owned businesses
9/22/2017	more upscale restaurants
9/19/2017	I would love to see a YMCA or other gym with swimming pools. We would also appreciate a greater variety of restaurants and more of them.
9/19/2017	tanger outlets, something similar to IX park. Outdoor, walking, .. dining family area
9/19/2017	We would like to see current retail space occupied before new spaces are built, and have community input on workforce housing and/or new retail space that would impact established neighborhoods. Thanks!
9/18/2017	Resonably better quality eating establishments. Hate having to drive to Charlottesville. Those few of better quality are overpriced for the area.
9/15/2017	Bring in additional higher end restaurants to the area so one does not have to travel into Culpeper for a nice dinner. We would absolutely spend our money here in town. We are NOT interested in major chain restaurants (Texas Roadhouse, Olive Garden, etc) but rather smaller, family owned businesses such as Jack's Shop Kitchen. The antique shops are neat and fine, but additional small business retail would be great to see. This and restaurants go hand-in-hand. Thanks for doing this!
9/14/2017	More shopping

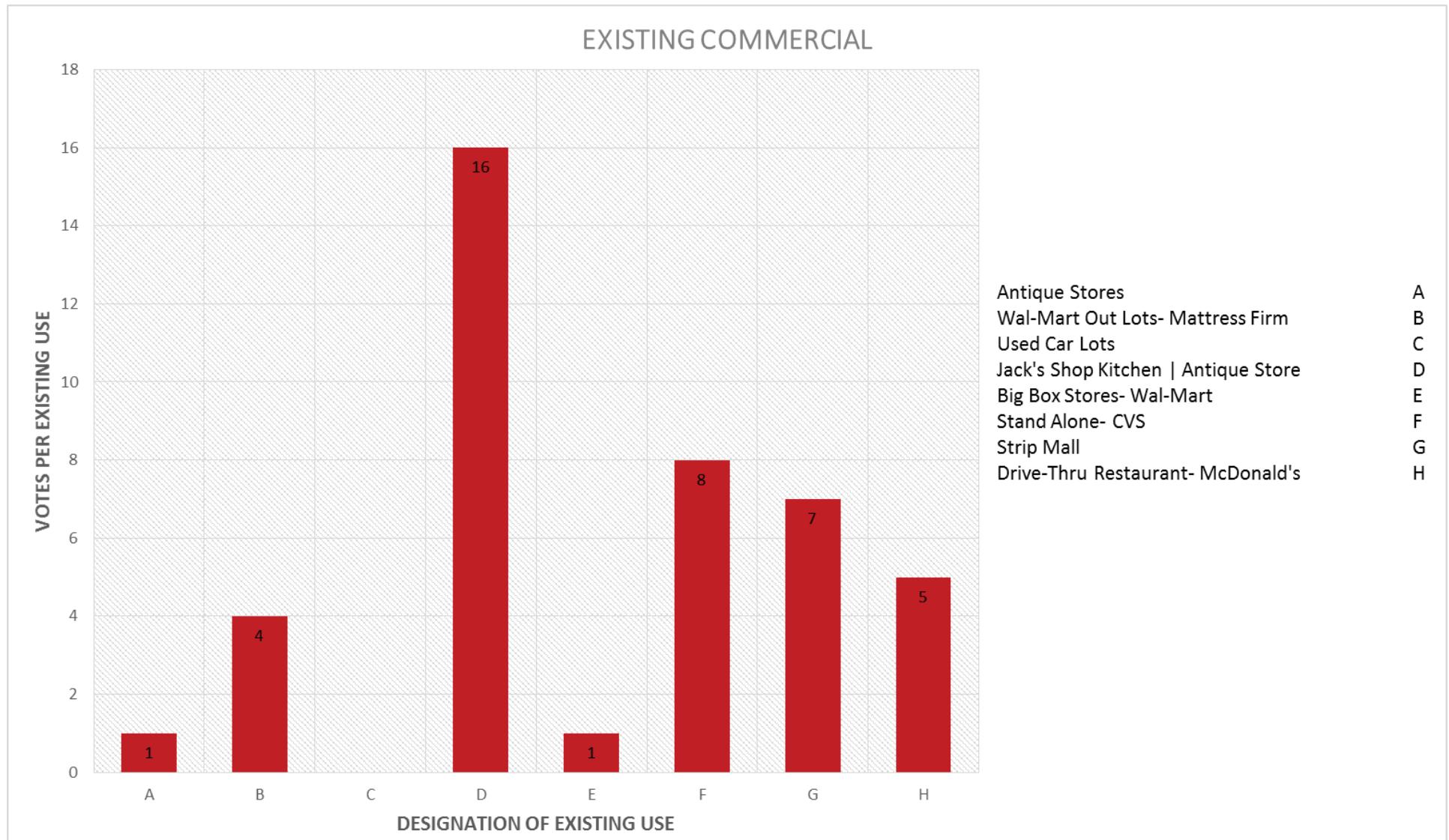
9/13/2017	More restaurants! No more Mexican restaurants.
9/13/2017	Less focus on fast food restaurants, more focus on DECENT retail shopping like Short Pump or even Fredericksburg has. Macy's, Nordstrom's, Bloomingdales, something good to anchor a mall, plus good restaurants like Cheesecake Factory which always gets a high customer base.
9/13/2017	more public green spaces, bring more of the shopping, eating, and recreational businesses that are in cities near here to the area so people don't have to drive out of town to shop, eat, and play
9/13/2017	Anything would be great. All we see going up are banks & freaking mexican restraints. We only go to el agave! Nicer restraints would be great. Somewhere where live music from different areas can play. No more gas stations & Banks!!!
9/13/2017	We want traffic to D.C. And Civille to stop and eat and shop. Recreational avenues like Dave and Buster's, Chick Fillet and other popular chains like Olive Garden are needed to attract travelers. A small strip shopping center with cute boutique type stores too!
9/13/2017	Starbucks and more to do with the family that doesn't require a membership. Pools in the summer are ridiculously expensive. There are no public tennis courts and nothing to do inside when it rains or is too cold to play outside. It would be nice to NOT have to go to Charlottesville to entertain the kids in the winter or to swim in the summer. And I know my husband would love to see a public (or school) tennis court to take my girls to in the spring/summer. Not all of us can drop hundreds of dollars for 3 months of swimming.
9/12/2017	More restaurants. Also, there needs to be some recreational activities for youth. A YMCA or even a community center with pool tables that provide a safe drug free environment for youth.
9/12/2017	Ruckersville needs more shopping, eating, and recreational options without becoming too crowded and city-like. Balance is key. We also need an additional middle school and high school.
9/12/2017	personally don't think we need anymore retail/antique stores or Mexican food. We could use a nice restaurant like Olive Garden or something. Also we could use a nice Hotel. We get a lot of traffic that just passes us by coming from DC. Inviting places like Amazon etc.. to build their warehouses here would be a good thing. I lived in a small city in WI before moving here. It has grown with a giant Amazon warehouse coming in and now Apple is building a factory there as well..
9/12/2017	More restaurants would be nice. Especially 1 or 2 chain restaurants that provide sit down dinner options (Olive Garden, Chilis, Outback etc.). Do not want to see any of the family owned restaurants driven out, but many of them are not open late or provide a variety of options. Additional suggestion would be the addition of a movie theater somewhere in town - right now the only real options are to go to Charlottesville or Harrisonburg.
9/12/2017	A brewery in ruckersville would be a great addition or a sports bar that is nicer than the current options available.
9/12/2017	Greene is largely a 'bedroom community' for people who work in the surrounding counties. Bring in more businesses (other than service/retail) and the community can have more opportunities.
9/12/2017	Additional grocery stores (something other than Walmart, and bigger than Food Lion), and a Starbucks or Sonic-type drive though would be great. Also, a pool.
9/12/2017	Restaurants like a Sonic would be a great addition
9/12/2017	I'm not so familiar with Greene County/Ruckersville yet, but I do hope to see more jobs up here outside of the retail space
9/12/2017	Would love to see more small businesses. Create a small town atmosphere with landscaping, street lights, sidewalks. This would benefit so many families and bring so much more business and shopping to Ruckersville!
9/12/2017	Movie Theater
9/12/2017	We need more restaurants that are not fast food. We need to have things for kids to do. More shopping other than antiques. It would be nice to have a restaurant that is open later than 9pm. Too many Mexican restaurants and everything closes so early on weekends that we have to leave the county for fun weekend evening activities.
9/12/2017	Coffee shops/restaurants Places for people to just meet up and visit in small or large groups.
9/12/2017	Nice low income homes. Jobs that will provide a living wage and first opportunity for training to low income parents to get off of assistance. would also like to see a larger chain restaurant in this area ie. Cheesecake Factory, Cracker barrel, Xasbys, to make more jobs and add revenue to the area. Greene County is large enough to offer a public pool and splash area. Other surrounding counties have public Lakes or pools, why not Greene. Please tear down that old Mr Bs Store. So ugly!!
9/12/2017	While this wasn't anywhere on the survey, what we really need is to attract some good restaurants such as Olive Garden or Longhorn to bring people to our county to spend tax dollars.
9/12/2017	It would be nice to not have to drive to Charlottesville all the time. If it's not at Walmart, Lowes, or Food Lion, you have to make that 25 minute drive into Cville.
9/12/2017	Urgent care, target, Home Depot, movie theater
9/12/2017	We'd love to see more dining options that are not fast food. But if we are going to add additional fast food. We'd love to see Chipotle or Chick-fil-a. A coffee shop with a small children's play area would be wonderful. Also a little burgers, fries, and ice cream shop with outdoor seating would be wonderful for this community! Id love to see more sidewalks within our community. Also, a paved running trail would be wonderful - I get concerned about the runners on Spring Hill Road - I'm surprised there hasn't been an accident involving them at the curve near Spring Hill Baptist. Thanks for asking for community input. We are excited to see how Ruckersville and Greene county will grow!
9/12/2017	Businesses that will bring jobs to keep citizens working/living in the Community while providing additional tax revenue to the County. Any businesses that will draw other citizens to our area to spend their money in Greene to shop/ eat.
9/12/2017	We truly need more sit down food options. Its a shame to have to always drive to Harrisonburg or Charlottesville to take the family out for a nice sit down meal that doesn't cost an arm and a leg. Also, Id like to see more being done to improve the quality of the schools especially in Standardsville, they are really going down hill fast and the children have no shelter when walking to and from the school bus. They walk in bad weather (snow/rain) with no overhead cover. Oh and my God, would it be possible to have more restroom options on route 33!!!!!!
9/12/2017	Sit-down lunch/dinner restaurante of some kind, similar to Jacks Shop. Wawa gas / deli corner of 33/29.
9/12/2017	Right now aside from eating out there is not much to do in Ruckersville area. Small strip stores need to be better used. The very last thing we need is any more Antique, yard sale type shopping.
9/11/2017	More variety of shops, restaurants, a community pool, parks and recreation classes.
9/11/2017	We need more restaurants that are open 7 days/week and longer hours. A great breakfast place and steak house would be a hit. Also need to address the health of this community, we need a YMCA and walking/biking trails to make this a destination as well as an attractive place to live.
9/10/2017	How about a good steak house (Longhorn).
9/9/2017	Better restaurants
9/7/2017	More stores, more restaurants, more parks.
9/7/2017	Additional family style restaurants
9/7/2017	Dann it I want a freakin Starbucks
9/7/2017	Encourage home grown businesses (manufacturing, food tourism, the Arts) and stop using zoning regulations to stifle the creativity necessary to develop these resources. Zoning regulations and enforcement should be for real dangers to public safety and welfare. Not for the preconceived mind sets of the "NIMBY's".
9/7/2017	#NAME?

10/3/2017	Don't make Greene a Charlottesville or a Northern Va. Help support local small businesses and family businesses rather than making it difficult. Use the money for developing more community recreation and things for our youth rather than building more unsightly housing
10/3/2017	Doing this "development" is making Ruckersville/Greene into a place it's not. People born and raised here are proud of the small town atmosphere, where everyone knows everyone and we shouldn't have to worry about making Ruckersville look like a strip mall or something to make the environment more "Charlottesville-esque." Why not take all this money for "development" to turn the county into something it's not and instead pay teachers more and make owning a small business easier - i.e. taking care of the residents who love Greene for what it is, not turning it into something it's not.
10/2/2017	ACAC Fitness Center
10/2/2017	Need a laundromat. Also need more low income and affordable housing.
9/25/2017	outdoor live performance amphitheater, shooting range, outdoor mall/shops, rock climbing gym
9/21/2017	Opportunities for families to be together Opportunities/Space for business growth that fosters a culture of family
9/19/2017	Needs to be more family activities and community things to do
9/19/2017	I love how dark it is at night, and how the milky way can be viewed. I don't feel adding more housing is right for the area, and neither is adding big box stores and businesses. What would be better is more community opportunities to allow all socioeconomic classes of Greene county to enjoy this community together
9/19/2017	Create park/area for events ,concerts, markets
9/18/2017	A central park/gathering space. Demolition of unused commercial properties/eyesores
9/18/2017	Communication media. Weekly Email links to web pages
9/15/2017	Extend preddy creek park into Greene county
9/14/2017	Would love to have more hiking trails
9/13/2017	Ruckersville seems more like a bedroom community right now. It needs more family stuff. We travel out of town to skate, swim and have fun.
9/13/2017	I love raising my kids in Ruckersville. I wish there were more kid friendly places to take our kids on the weekends without having to drive 30-40 mins into Charlottesville. Little Gym, splash park, centrally located park, play zone, etc. Better sit down, kid friendly eating options is a must. Chick-fil-a, CiCi's, ice cream place, etc. I have been trying for 3 years to obtain a job in Ruckersville that pays at least \$32,000 a year. More job opportunities to cut down on the 1 hour commute would be fantastic.
9/13/2017	A more of a community feeling. Acceptance of all people. Greene feels out of touch with the rest of the world. Due to transient nature of this area we either have low income or middle income people that live here and go elsewhere to work. I think our community could benefit from less old Greene leaders and new, younger leaders that want the area to grow, be more. We also need to focus on importance of education for all, equally. And schools need to tighten up on discipline and making the environment less Good ole boy.
9/12/2017	Better school system.
9/12/2017	I would love to see bike lanes, perhaps a YMCA or athletic complex. There isn't licensed daycare for children under 16 months old in Greene county- would love to see that become a childcare option for those living in Ruckersville.
9/12/2017	We moved to Greene County because we could not afford Albemarle County. I think Greene County needs to keep this in mind as they look to grow and add services, that the reason their residents most likely live here is because it is the exact OPPOSITE of Charlottesville/Albemarle County. Greene County has beautiful landscapes and does not have the annoying congestion that Charlottesville is facing. I would like Greene County to continue value their land and local residents who live here now over trying to compete with Albemarie County's growth.
9/12/2017	Obviously, with expansion of business comes increased population and the need for new and improved school facilities to properly hold and educate our kids.
9/12/2017	free family friendly music events, with food trucks and beer/wine tasting and gun free zones (no guns or hate groups allowed)
9/12/2017	It seems that all we do is drive to Charlottesville for events, music, shopping. When there are Greene County events, they are in Standardville. We don't have a sense of community. Is like Ruckersville is an address but not a community.
9/12/2017	The recent Greene fireworks display was a great idea. More events to bring the community together and things for families to do together.
9/12/2017	Less focus on big retail space. More focus on a few necessities which we really already have. The town of Bridgewater is a good example. They have everything you need but have kept that small town feel. The town recently built an ice skating rink and uses that facility for farmers markets, etc. An indoor pool and rec center would be amazing.
9/7/2017	NEED MORE ACTIVITIES FOR YOUNG PEOPLE..THEATER,BOWLING,SKATING,SWIMMING
9/7/2017	Encourage much more community engagement... formal and informal meetings/activities with the express mission to bring long-term residents and newcomers together to make our county better. Long-timers often feel worried. Newcomers often feel put off/unaccepted.
1/0/1900	Clean up blighted businesses and introduce service roads
10/2/2017	easier access across 29/cross overs
10/2/2017	Stop the speeding on 29, 33, and local streets. Tear down or clean up the dilapidated buildings and Exxon station at the 33-29 intersection and for a mile or so north and south of it. Get rid of the used-car dealers and the junky antique stores. Get America and the Lowes light to create a loop. Get a good road structure first and then let the businesses build around that.
10/1/2017	I think just tightening up 29 with turning lanes and/or frontage roads would help flow of traffic and be beneficial for business. Frontage roads would help with controlling crossing points to eliminate crossings every block. It would be interesting to have a bike route that connected to cville as an option for commuting when weather cooperated. I think ruckersville area will continue to grow naturally as cville expands northward.
9/29/2017	Have the traffic light at 607 and 29 be in sync with the lights on 29 in the rush hour of the morning and evening. I have sat at these lights and they turn 3 times before I can get to them.
9/24/2017	Regarding transportation, Greene County transit buses/vans are rarely filled, therefore additional public transportation is not needed. Our unemployment seems not to be an issue, yet higher paying jobs in the county would be good. We do need safe affordable housing. We should leverage our proximity to the Rt. 33 Skyline Dr. entrance and think about what those who visit that park would need to have a great vacation/visit. Good restaurants, equipment for a week long camping trip, etc. I suggest visiting towns like Custer, SD, Gatlinburg, TN to see how they incorporated the natural beauty with commerce.

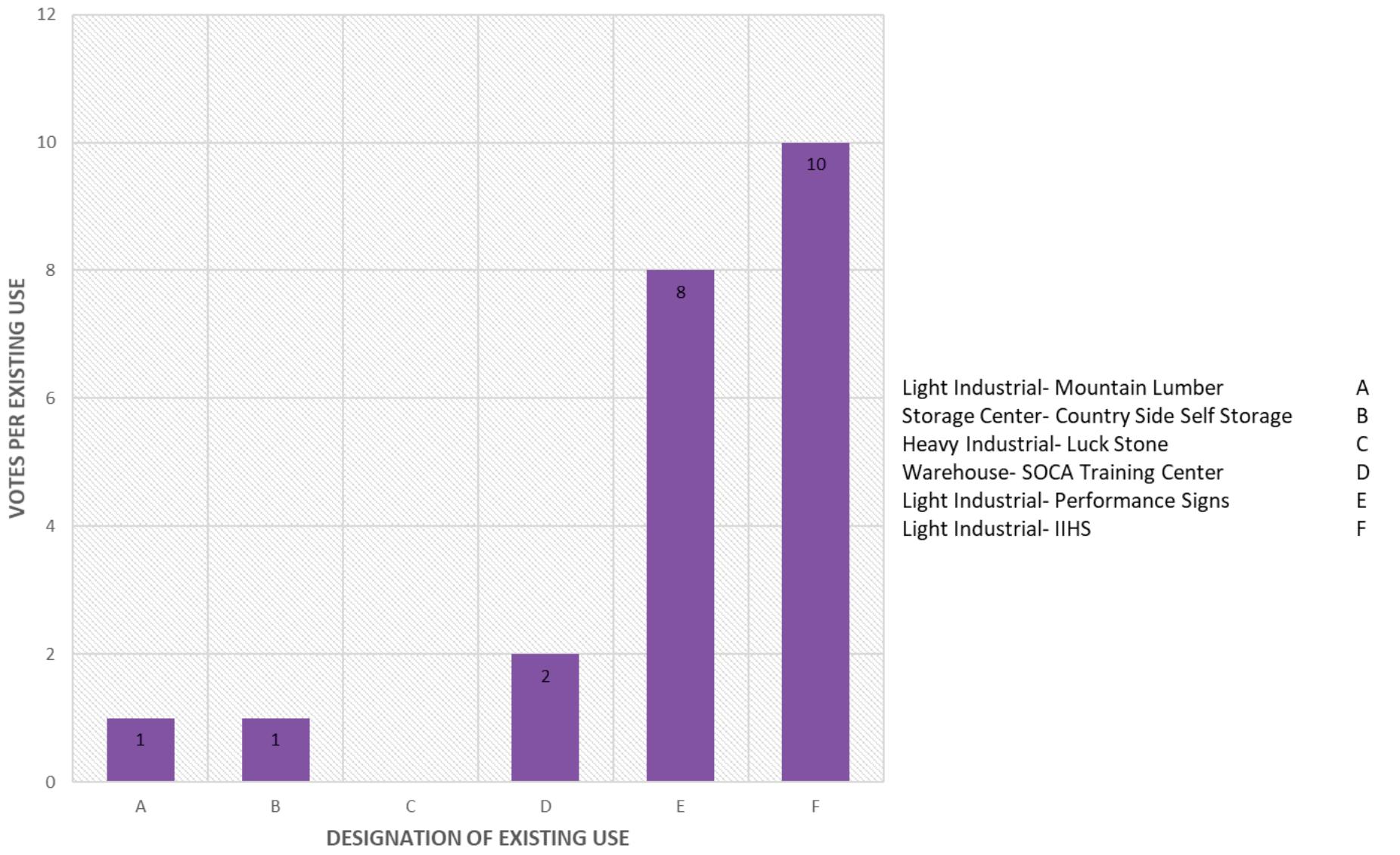
		Fixing traffic flow at Routes 33 and 29 intersection - especially both directions onto Route 29 from Route 33; Cracker Barrel; Chick-fil-A franchise; Olive Garden; a "Salad Works" franchise (Salad Works offers healthy food choices - needed in Greene County to help with obesity problem in Greene County); better Bank of America hours (to consider to be open early or late one day a week); roller skating rink; skateboard park; dog park; bike lanes; widening of side roads to allow for bike paths; sidewalks. Separately VERY thankful for the new Greene County treasure (I believe she's been in office now for several years) -- love the streamlined look of the tax bills -- thank you for using common sense in creating them.
9/21/2017	Connector roads - having to pop on and off 29 to get anywhere is dangerous and an inconvenience.	
9/15/2017	Parallel roads	
9/14/2017	Remove the blight on the northeast corner of 29 and 33. Widen the 29 crossover heading west. Cars cross the yellow line to pass stopped cars waiting at the light. I'm surprised there aren't head on collisions on a regular basis.	
9/14/2017	Improving roadways and easing traffic in anyway possible. Many travel the 29 corridor from Northern Va to jobs in Charlottesville. Improving roadways and other infrastructure such as stronger more efficient power grids , water and sewer connections would allow Ruckersville develop into a solid growing community	
9/13/2017	Sidewalks, bike paths, safe crossing points on 29.	
9/12/2017	Making left turns from 33 into 29 always seems like there's not enough space for both directions to turn. Would love to see that intersection change, and tear down that horrid old gas station!	
9/12/2017	Expand route 29 to 3 lanes all the way to route 33! Traffic gets backed up to/from the airport to sheetz every day at all of the stoplights. The recent widen projects just pushed all the traffic delays north of the airport.	
9/12/2017	mountain bike trails that connect to preddy creek in albermarle AND, bike trails along 29 for possible commuting to charlottesville and connecting to the newly built trail on the side of 29 where they widened to 3 lanes.	
9/12/2017	Riville needs to be far more pedestrian friendly, we need more things for kids!! The park is seriously lacking.	
9/12/2017	A park and ride with bus access to downtown Charlottesville would make Greene County, especially Ruckerville, the dream zip code	
9/12/2017	I think a right handed turn lane from 33 onto 29 would help. If you could get a sliver of land from the old gas station there and move the power or whatever that pole is it should take much to do but there are probably things there that would have to be considered that I don't know about. Plus a crosswalk of some kind there.	
9/12/2017	Public transit to albermarle county.	
9/12/2017	more multi-use, safe, separated trails	
9/12/2017	Better road maintenance for subdivisions that were misrepresented when developed	
9/11/2017	Sidewalks along route 29, cross walks at red lights. Remove the closed/unsightly old gas station at the intersection of Rt 29 and Rt 33 (across from the Antique stores). This could be cleared and possibly paved as additional parking or a farmer's market meeting place, or a park and ride location.	
9/8/2017	Lower speed limit along 29 and 33 in Rville and enforce it	
9/7/2017	Real push for travelers to stop or even just come here. Start with nationally recognized branded businesses that will in turn promote further growth. Get as much local traffic off US29 as possible with parallel roads.	
9/7/2017	Provide better access Management for traffic. Provide secondary side streets for better interior circulation similar to that at Walmart.	
10/3/2017	I am interested in the following: 1. When is the road work to expand Spotswood Trail to a 4-lane road to begin, and 2. Who do I contact to see about getting a "blind driveway" sign installed? Please email me at scott.turbiner@aol.com	
10/3/2017	29-33 area congestion and U-turn rate along 29 is out of control. Lots of pedestrians running across 29 at Exxon to McDonald's area. Reduce speed limit along corridor.	
10/3/2017	Some narrow 35' road easements have to be increased to 50' to allow for bike lane/shoulder	
10/3/2017	Lessened traffic, don't increase it. No gun ranges. There hardly a day passes by that gun shots are not heard.	
10/3/2017	We need a park maybe on Tenison Farm. Need to protect Route 29 as county's economic corridor - no more traffic lights - no bike paths on 29. Use parallel roads. No more ugly huge power lines.	
10/4/2017	Clean up the 29 corridor of the vacated business lots. Looks like a blighted area with the falling apart structures and over-grown weeds.	
9/27/2017	On Rt 29 going towards and away from Rt 33 intersection, both North and South sides, there seems to be so many traffic signs to read, but not all those signs are of equal importance. Can any be removed? For example I've observed numerous "No Parking" signs on the grass areas next to the turning lanes. Maybe paint something on the ground for that particular lane (turn lane only?) and remove some of those signs. Its obvious to me that those lanes are meant for moving traffic — why would anyone think they could park in those areas? Another suggestion — have the stores and restaurants that "look" at Rt 29 (North and South) be responsible for clearing the trash that accumulates on and near their property (Burger Chef is one example). Also the median strips (again on Rts 29 and 33) look bad all the time. Can someone destroy the weeds and clean up the debris that lays next to them? Its very unsightly. Please consider doing that in general, maybe 3-4 times a year; it would certainly improve the general look of things as they are now. One last thing — what's going on with the "building" on the corner of Rt 29 North and 33, kind of in front of CVS? Maybe you've gotten used to looking at it, but in my almost 11 years of driving by it, it continues to be an eyesore. The glass windows are broken, there's weeds and other stuff growing inside, and the structure appears to be falling onto itself. In addition to guests commenting on the look of it, surely its condition has reached the status of being a safety hazard to the public in general. I'm sincere when I suggest that doing some maintenance now on some of these areas that everyone sees, can begin to show that Ruckersville does care about its future and is starting to do something about it now.	
9/25/2017	Cleaning up around Rt 29 is most important. It is an eyesore to the "Gateway to the Blue Ridge"	
9/24/2017	Remove the unsightly, dilapidated buildings and structures along Route 29 and Route 33. All blight should be addressed and eliminated. It is embarrassing when we ask guests to visit.	
9/23/2017	Clean up, beautify 29x33.	
9/23/2017	Clean up area between Terrace Green apartments and the 29/33 intersection, movie theatre, and demolish the abandoned building on the corner of 29/33 by CVS to make room for a Starbucks	
9/23/2017	Clean up the mess along route 29 and you drive south coming from Northern Virginia before you get to Route 33. That is a mess. Finish the shopping area where Walmart and Lowes is and make that a little shopping mall area. Get rid of the old gas station at the corner of route 29 and route 33. Put some nice new buildings and businesses there. The whole area along route 29 going through Ruckersville is not inviting and looks unkempt and countirfied".	
9/22/2017	Clean up what you have and THEN create a place where people want to stop.	
9/22/2017	The commercial buildings along 33& 29 look tacky. Some should be knocked down or remodeled to present a better aesthetic. More restaurants (not another Mexican restaurant please!) need to be opened. Some better known chain restaurants would draw a lot of customers (Bob Evans, Starbucks, a good steak house, etc.) More choices for grocery stores. Develop assisted living facility in Four Seasons.	

9/20/2017	Short term wins: Get the median under control. Move it every two weeks and landscape it. Clear off the property known as, "Mr. B's" either through blight ordinance or imminent domain. Use it to widen the intersection. Require special use permits to limit above ground utility upgrades and push them back off of the 29 corridor. Longer term wins: Poll local businesses to determine what would motivate them to maintain their properties. Pie in the Sky: bring light manufacturing to Ruckersville.
9/17/2017	Clean up the median on 29, keeping the grass cut and planting more trees. Bring greater discipline in signage and building maintenance so it looks like a community.
9/14/2017	The 29 corridor is very unappealing. We would like to see more options for shopping, restaurants and entertainment for the professional family in Greene as well as ruckersville. We have a beautiful community much more picturesque then most..It seems a shame we are allowing all that revenue go to other communities...Standardsville would be a beautiful place to put small markets, decent restaurants. Perhaps a Amphitheatre....We have such a beautiful community and it seems were wasting its potential....
9/13/2017	General beautification of 29 through ruckersville. There are empty buildings and unsightly signage. Need to look at success of Nelson county in getting so many breweries.
9/12/2017	clean up 29 between sheetz and CVS. LOTS of eye sores and it's a major road of transportation for lots of pass through visitors, bigger restaurants (no fast food)
9/12/2017	Create less havoc on Rt 29 N and S. To beautify put the local VDOT to work and mow the medians and keep the roadways clear. Ruckersville is considered a dangerous traffic area to me.
9/12/2017	Route 29 streetscape..business planning,
9/12/2017	Landscaping curbing upgrade exterior of existing buildings
9/7/2017	Ruckersville is an eye sore even to people driving by. There are signs on every stop sign and every property in Ruckersville. I think passing a sign ordinance to cut down on the number of tacky signs would help a lot. It just looks junky.
9/7/2017	Change signage policy to allow off-site signs for our businesses (the VDOT TODS signs are a ripoff for small business).
9/7/2017	Develop a master plan with input from local business leaders and then execute it. Move forward with the new reservoir to support smart growth and make the areas more inviting to larger businesses.
10/3/2017	Protect Route 29. Out of the top 3 employers in Greene County. Greene County #1 School Board County of Greene #3 Powerlines look terrible.
10/3/2017	Hiking trails, educational opportunities. A community center:
10/1/2017	Some kind of small meeting place (park? trails?) in Ruckersville. It seems like all of that is in Stanardsville but the people are in Ruckersville.
9/20/2017	Hiking and mountain biking trails
9/17/2017	More scenery = flowers
9/12/2017	Hiking and walking Trail opportunities
9/12/2017	A park with a pond/lake, grass areas for family time and trails around the park
9/12/2017	Promote the western mountain area.
9/12/2017	Develop our parks, add an additional park, better parks and recreation. More opportunities for teens and kids, more nice stores and shops. Public pool, spraygrounds, secure feeling park or not so isolated.
10/2/2017	Make it affordable and taxes low.
10/1/2017	Not expecting tax payers to keep financing ridiculous expectations of a few business owners
9/20/2017	Lower property taxes . Offer tax incentives to private investors in order to encourage business to locate here. Set up special zones with lower or no capital gain or income taxes to encourage private investment ..
9/20/2017	Eliminate business tax for businesses making less than \$50,000 per year
9/20/2017	lower taxes
9/20/2017	Lower property taxes . Plant more trees in median strip between north and south lanes .
9/12/2017	Lower property taxes. Give funding to fire departments based on concentration of people, homes, and businesses. Funding each of the 3 department the same. When dyke with is low population density doesn't makes sense espically with the way Ruckersville has grown so much. A fire training center so we can keep Fire services volunteer is obviously needed.
10/3/2017	Present property tax rate is deficient - to be raised after new development is in place
10/3/2017	No ideas at this time
10/3/2017	Keeping us rural. Moved to the area to be peaceful, quiet not for the busy Charlotteville area
10/2/2017	Unknown
10/1/2017	Ruckersville is a great place to live with lower taxes than surrounding areas making it affordable if people moving in want more services from the county then they should have looked at this before deciding to live here as this would raise our taxes. Greene County is a great place and we have loved it since we moved here over 2 years ago it is a friendly family atmosphere. I would like to see new home developments to have a good plan and cookie cutter with no standards to hold up to that hurt existing homeowners nearby with lower home value due to a cookie cutter approach..
9/26/2017	Improved action by board of supervisors.
9/25/2017	Less people ask you if you're from around here! What the hell does it matter where you come from?
9/22/2017	We moved here for the rural atmosphere and country living.
9/15/2017	Please see my previous comment concerning breweries. Thanks for the opportunity to take this survey.
9/14/2017	Leave it as a rural area not a crap house on top of house
9/14/2017	create a satellite rescue squad site in Ruckersville which could house a satellite sheriff's office.
9/14/2017	A More Patriotic Stick To It Community ONE for All - All for ONE
9/14/2017	I think it already is
9/13/2017	Better law enforcement in the area to catch criminals. Food places are closing too early and you have to go to Charlottesville to eat.
9/12/2017	It's fine as it is. Don't change it!
9/12/2017	Getting information out is of most importance. We rely on Facebook communications like "The Vine" "Greene County Parents Survival" and others. But none are initiated by Greene County itself.
9/12/2017	I am happy the way it is
9/12/2017	The questions asked in this survey are all items I would suggest. Great job!
9/11/2017	Keep out the developers.
9/8/2017	Strength: Location (proximity to C'vile, D.C., National Park, etc.). Weaknesses: Presentation- how it looks when driving through, Opportunities: Significant undeveloped property that is highly visible. Threat: Over regulation (excessive costs)
9/8/2017	S: Growing population w/high median income, W: Perception as a place to pass through rather than stop (treat as a destination). O: High density area w/major thoroughfares. T: Sufficient H2O for future growth?
9/8/2017	S: Utility infrastructure primarily in place , corridors defined. W: Existing clutter discourages new development, Rt. 29 is difficult for east/west crossovers.
9/8/2017	S.:Location/Rt. 29. W: Water/sewer
9/8/2017	S: willing to be forward thinking, W: lack of power, O: county to get more money, T: surrounding counties

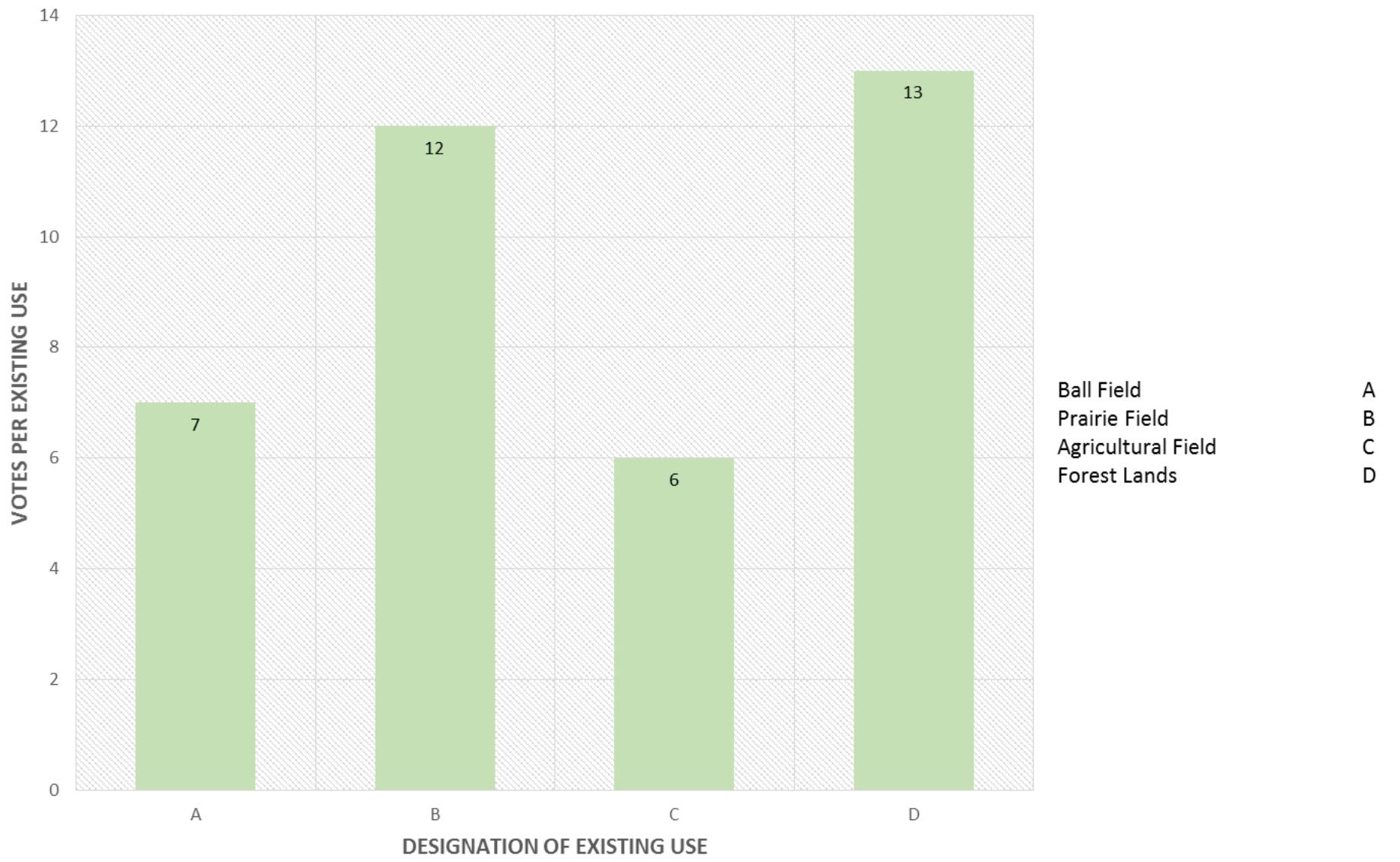
Appendix 8: Public Open House Comments (December)



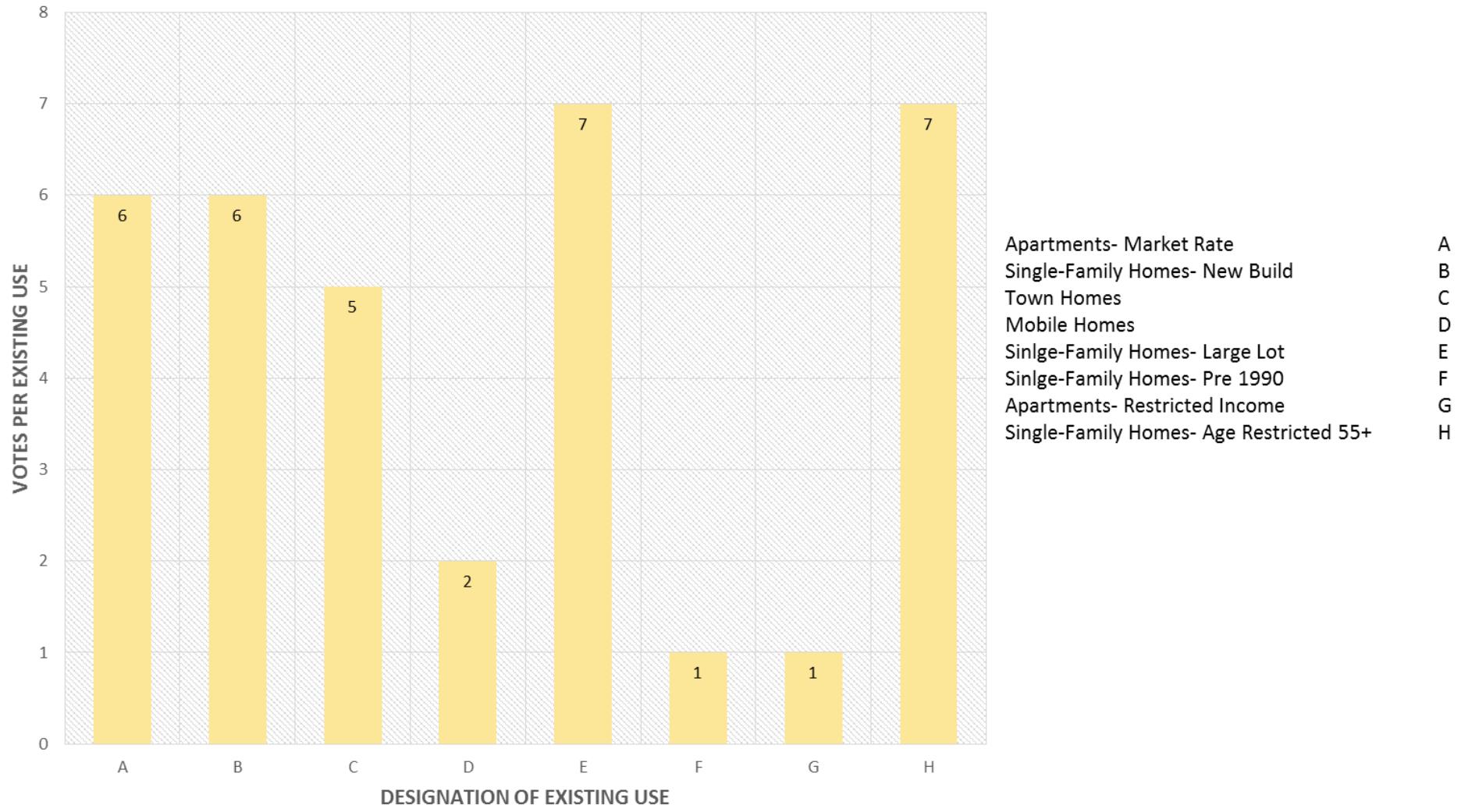
EXISTING INDUSTRIAL USES



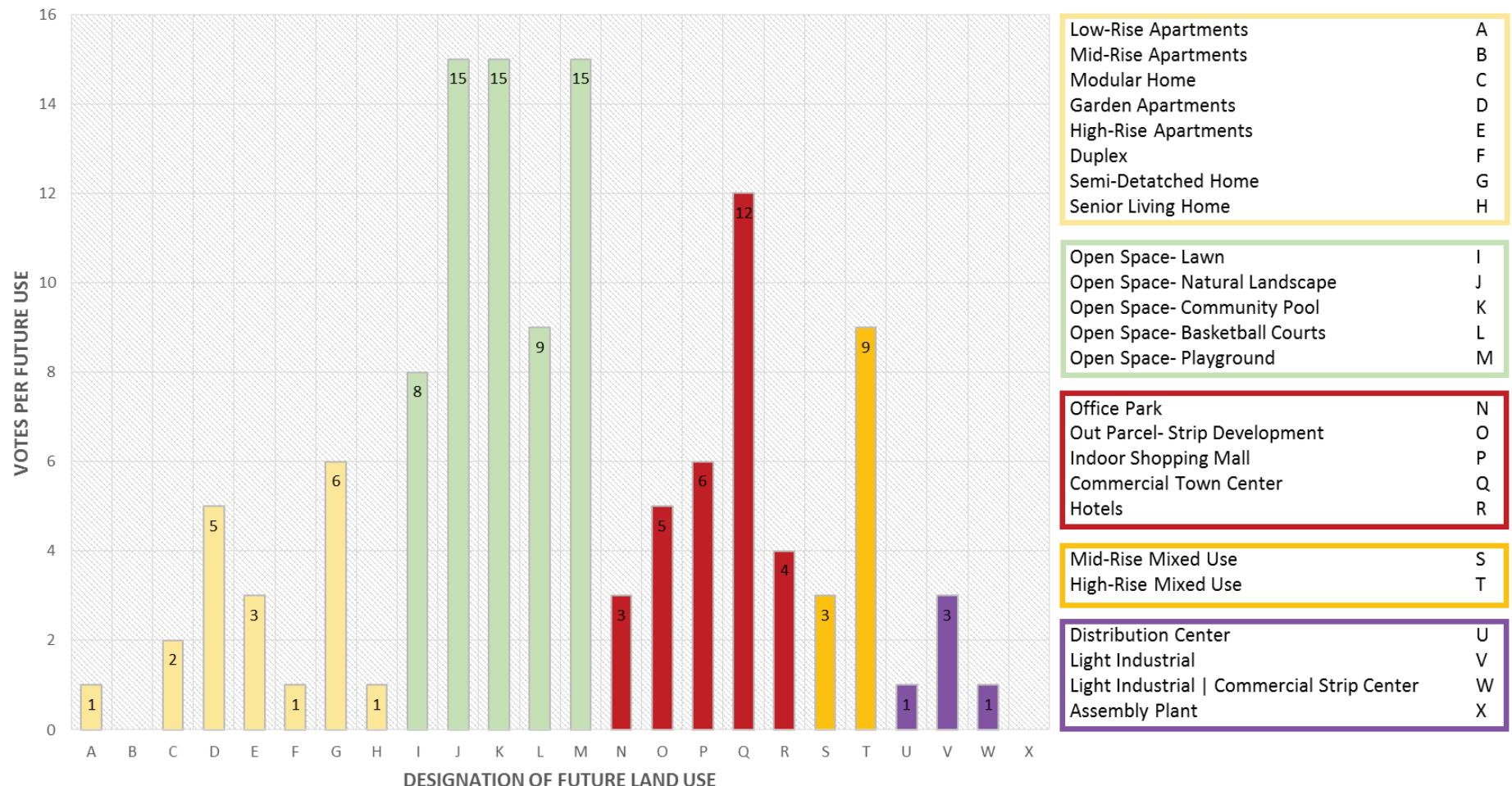
EXISTING OPEN | CONSERVATION | PARK USES



EXISTING RESIDENTIAL



FUTURE LAND USES



RUCKERSVILLE AREA PLAN

ABSTRACT

This section provides an overview of a basic audit of the Greene County Zoning Ordinance, as it applies to the Ruckersville Area.

Draft Zoning Audit

Ruckersville Area Plan

Code Audit

Purpose

The purpose of this section is to provide an overview of the Greene County Code, as it applies to the Ruckersville study area. This audit of zoning requirements does not represent a thorough analysis of all code sections but identifies areas for further study.

Function

This code audit should serve as a resource for developing a scope of work for recommendation LU-1: Comprehensive Zoning Audit, which includes recommendations ED-4 and LU-3. The outcomes of those efforts will serve as a detailed plan for amending the code, as needed.

Overview

There are twelve zoning districts in the Greene County Zoning Code. Eight of those districts (shown in bold font) are within the Ruckersville study area:

- Conservation, C-1
- Agricultural, A-1
- Residential (Single Family Dwelling Units), R-1
- Residential (Multiple Family Dwelling Units), R-2
- Senior Residential, SR
- Planned Unit Development, PUD
- Business (Restricted), B-1
- Business (General), B-2
- Business (Highway), B-3
- Industrial (Limited), M-1
- Industrial (General), M-2
- Flood Plain (General), FP

General Conclusions

Use Matrix

Explore development of a zoning use matrix for each zoning district, to help create a clearer and user-friendly ordinance.

Simplified Uses

Throughout the ordinance, zoning uses may be overly detailed, such as *vending machine sales and service* or *boat building*, whereas many uses include stipulations on size of intensity. A final code audit should explore ways to simplify listed uses, where stipulations are detailed in the definitions section, if needed.

Zoning District	Land Use Code	LUCS Function	NATC Structure	NATC Use	Land Use Code	LUCS Function	NATC Structure	NATC Use	Land Use Code	LUCS Function	NATC Structure	NATC Use	Land Use Code	LUCS Function	NATC Structure	NATC Use	Land Use Code	LUCS Function	NATC Structure	NATC Use
260. Support functions for agriculture, including farm and orchard management services, processing, packing, and storage, and non-harvest crop activities (including drying, silaging, etc.)	P, P																			
261. Temporary (not to exceed six months in any 1 year)	P, P, C																			
262. Agricultural buildings (including greenhouses or stand for retail sale of agricultural products raised primarily on the same premises)	A, A, P, P																			
Signs (See Article X of this Chapter 180.)																				
Temporary buildings incidental to development (See § 180-57 of this Chapter 180.)																				
Home occupations (See § 180-47 of this Chapter 180.)	S, S																			
292. Major home occupation	P, P																			
293. Minor home occupation																				



Design Overlays

Throughout the Ruckersville Area Planning process, public comments centered on a more attractive, town-like environment. Consequently, the final code audit should explore some kind of design overlay district, especially over the US 29 corridor. Development of design guidelines would likely be a separate County-led effort.

Expanded Landscape Standards

To implement the community vision for beautification in the study area, the final code audit should explore development of additional landscaping requirements.

Commercial and Industrial Overlay

As is outlined in recommendation ED-4, there should be exploration of overlay districts that could encourage economic development options throughout the study area.

Clarity on Discretionary Actions

Several sections of the zoning code state that the zoning administrator may require certain site features or improvements, such as additional screening. In many cases, there is no guidance on when and how these features would be appropriate. These code sections can also place political pressure on staff to require and ignore actual site needs. The final code audit should explore ways to bring more certainty and consistency to discretionary actions.

Use Definitions

Not all uses listed under zoning districts are defined in the definitions section. The County should reexamine the definitions section and ensure that all zoning uses are defined.

Agricultural, A-1

Lot Size

For a rural district, a two-acre minimum lot size may allow significant residential development in the non-development areas of Greene County. Since there was consistent public feedback to preserve rural character, a final code audit should explore options for accomplishing that goal, perhaps with larger minimum lot sizes.

Residential, R-1 & R-2

Residential R-3

While the Residential R-2 district allows for multifamily with a conditional use permit, the County could explore options for a R-3 zoning district. A new district could provide more focus and detail on making desirable multi-family developments.

Agriculture in R-2

Since Residential R-2 is the highest intensity residential district, the County could discuss whether some uses, such as Agriculture, are appropriate for this section of the code.



Active Recreation

The existing code calls for active recreational uses, in section 6-6-2, but there is little detail on what those uses would entail. The final code audit should explore options for specifying what recreational amenities apply and in what quantities.

Tot Lots

Throughout the planning process, the public called for more recreational opportunities for children. The County could explore options for requiring tot lots or playgrounds for residential developments over a specified size.

Senior Residential, SR

Alternatives

A new PUD ordinance or Residential District could accomplish the same objectives of the SR District.

Planned Unit Developments

Greater Densities

For a district that is intended to allow for greater flexibility and a town-like environment, a maximum density of 8 dwelling units per acre may not accomplish the stated goal. Given that the Board of Supervisors must approve any PUD request, the County should explore whether higher densities would be appropriate.

Mixture of Uses

For a district that is intended to allow for greater flexibility and a town-like environment, there do not appear to be requirements or incentives for mixed-use developments. The County could explore ways to foster more mixed-use and town-like communities under PUDs.

Business B-1, B-2 and B-3

Appropriate Uses

The County could reexamine why some uses are appropriate in one district but not others.

Access Management

Consistent with recommendation T-5, the County could explore requirements for shared access and connections between adjacent parcels, to help traffic flow along major corridors.

Industrial M-1 and M-2

Appropriate Uses

The industrial M-2 district is intended for uses with low to moderate environmental impacts, yet it allows uses such as coal yards. The County could reexamine what uses are appropriate for the two industrial districts and whether a new district could better address desired industrial uses.

Outdated Language

There are sections of the code with outdated language, such as section 12-3-1, which regulates setbacks for telephone booths. The County could reexamine and streamline the code, by removing language that no longer applies.





Planning District Commission

Building Height

The Industrial M-2 district allows for 60-foot building heights, by-right, yet this district also includes waivers from the height restrictions from the Board of Supervisors. The County could reexamine this and other sections to determine appropriateness.



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